HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Vancouver and Abbotsford-Mission CMAs

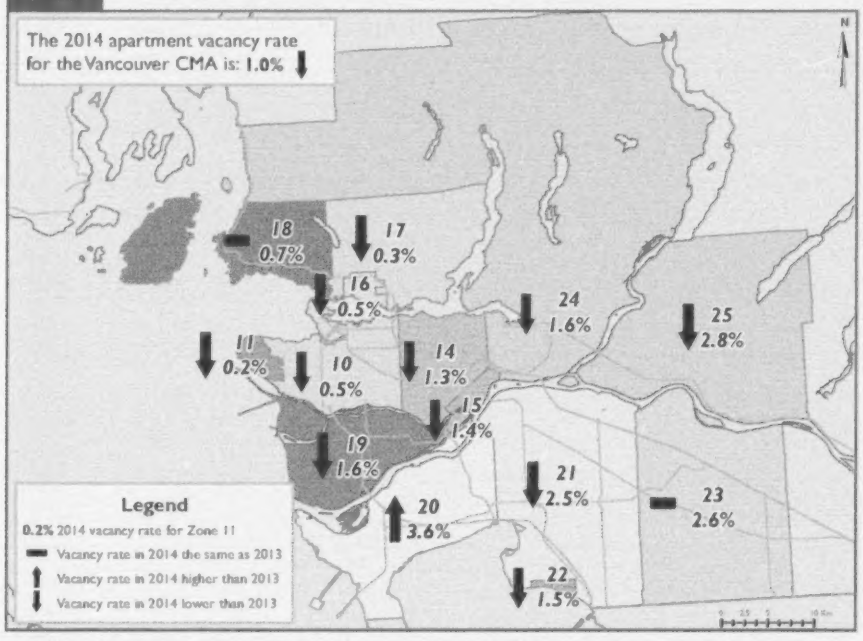
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2014

Vancouver Highlights

- Increased rental demand pushed the average vacancy rate down to one and 0.7 per cent for purpose-built rental apartments and rental condominium apartments, respectively;
- For units common to the 2013 and 2014 fall surveys, the estimated rent increase was 2.5 per cent for a two-bedroom apartment;
- Higher same-sample rent growth compared to the 2014 allowable rent increase for existing tenants suggests more new leases signed during the past year compared to the year prior

Figure 1



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Apartment Vacancy Rates (%) by Major Centres	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	**2.7**	**2.8**

Overview: Vancouver Census Metropolitan Area (CMA) Rental Market Tight

The Vancouver Census Metropolitan Area (CMA) rental market tightened as growth in demand outstripped an increase in supply. Purpose-built rental apartment vacancy rates declined to 1.0 per cent in October 2014 from 1.7 per cent in October 2013 (Figure 2).[1] Tighter purpose-built rental apartment market conditions were rather uniformly observed across the various market segments with just a few exceptions (e.g. bachelor suites in White Rock, Langley City and Langley District Municipality, and one-bedroom units in Richmond, Mount Pleasant / Renfrew Heights, and North Vancouver District Municipality). Similarly, lower vacancy rates were also noted for the rental condominium apartments in the Vancouver CMA, which continued to have vacancy rates below those for purpose-built rental apartments.

Four main factors fuelled the growth in rental demand during the past year:

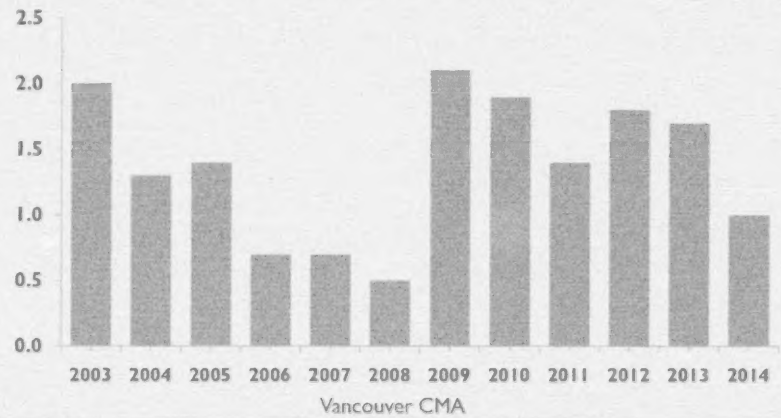
1. Stronger labour market conditions, particularly for the younger 15 to 24 and 25 to 44 age cohorts;
2. Higher post-secondary student enrolment;
3. Higher home prices, which may delay movement to home ownership; and
4. Higher net migration.

The supply of rental units increased for both purpose-built rental apartments as well as rental condominium apartments. The number of purpose-built rental apartments edged up 0.5 per cent to 106,111 units in October 2014 and most of the increase was in the City of Vancouver and the University Endowment Lands. The number of newly completed purpose-built rental apartments was higher than a year ago but the downward shift in vacancy

Figure 2

Vacancy rates have been under three per cent for past decade

Purpose-built rental apartment average vacancy rate, per cent



Source: CMHC

[1] Based on privately-initiated rental apartment structures of three or more units. Due to seasonal factors, the results of the October 2014 Rental Market Survey are not directly comparable with the results from the April 2014 Rental Market Survey.

rates was much more apparent this year. Much of the new additions to the purpose-built rental apartment stock were completed prior to January 2014, which allowed for a longer rent-up period; in contrast, the majority of new additions a year ago were completed after January 2013.[2] For rental condominium apartments, the supply also rose but the increase was mostly in the markets outside the City of Vancouver.

In line with tighter rental market conditions, the availability rate for purpose-built rental apartments in the Vancouver CMA also moved lower to 1.6 per cent from 2.4 per cent a year ago. In addition to currently vacant units, the availability rate also includes rental units for which the existing tenant has given or received notice to vacate the unit and a new tenant has not signed a lease for said unit. The availability rate provides some insight on upcoming vacancies.

The allowable rent increase for existing tenants was 2.2 per cent for 2014 under the Residential Tenancy Act.[3] This has kept the same-sample rent changes for purpose-built rental apartments, which measures rent growth based on those structures that were common to the survey sample for both years, relatively in check at 2.5 per cent for the Vancouver CMA. Tenant turnover and more new leases signed would allow the same-sample rent change to exceed the allowable rent increase for existing tenants.

The overall average rent reflects not just a growth in rents but changes in the composition of the rental stock as well. With the addition of newly completed purpose-built rental units, which are often more updated and command higher rents, the average rent for one-bedroom and two-bedroom purpose-built rental apartments was $1,038 and $1,311, respectively in October 2014. For rental condominium apartments, however, the shift towards more Fraser Valley representation weighed down the average rents for one-bedroom units in the Vancouver CMA.

Submarket Results: Tight Conditions Overall

Purpose-built rental apartment vacancy rates were below three per cent for all the major rental markets in the Vancouver CMA. Market conditions were especially tight in the City of Vancouver (Zones 1 – 10) where vacancy rates were below one per cent for most submarket areas including the West End / Downtown (Zones 1 – 3), South Granville / Oak, and Kitsilano / Point Grey. Student and faculty rental demand drove the average vacancy rate in the University Endowment Lands down to just 0.2 per cent, which was the same level as English Bay[4]. Outside of the City of Vancouver, West Vancouver, North Vancouver City and North Vancouver District Municipality (DM) also had vacancy rates below one per cent. Burnaby (Zones 12 – 14), Richmond, the Tri-Cities, White Rock, and New Westminster had vacancy rates below two per cent. Vacancy rates for the remaining markets were between two and four per cent.

The same-sample rent increase was higher than the permissible rent raise for existing tenants under the BC Residential Tenancy Act for the year ending October 2014. The opposite was true for the year prior. The vacancy and availability rates were relatively higher in October 2013 compared to October 2014 as well. Taken together, these factors suggest there was a higher rate of tenant turnover and more new leases signed during the period October 2013 to October 2014 compared to the same period a year ago. The areas that most likely had tenant turnover and / or new leases signed included the City of Vancouver (Zones 1 – 10), Burnaby (Zones 12 – 14), and New Westminster (Figure 3).

The City of Vancouver had nearly 230 new purpose-built rental apartments completed during the period July 1, 2013 to June 30, 2014; about 120 units were completed during the same period a year prior. These new units were mostly rented up; the vacancy rate for purpose-built rental apartments built in 2005 or later was 0.7 per cent. Burnaby has had a few older purpose-built rental apartment buildings demolished or slated for demolition to make way for new condominium apartments in the Metrotown area.[5] The supply of purpose-built rental apartments in Burnaby declined to 12,357 units, about 267 units lower than it was a year ago. Tenants in these buildings would have had to find alternative rental accommodations in and around the area, pushing vacancy rates lower and rents higher.

[2] For newly completed purpose-built rental apartments to be included in the survey sample, the building needs to be completed by June 30 to allow for sufficient rent-up time.

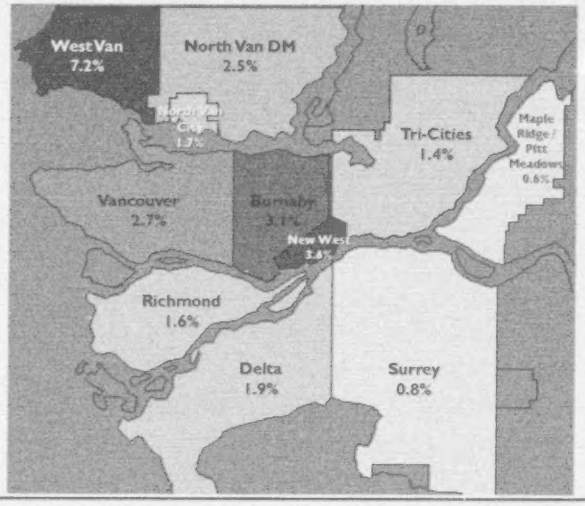
[3] The annual allowable rent increase for conventional residential tenancies is determined by the formula in the Residential Tenancy Regulation. For a conventional residential tenancy rent increase that takes effect in 2014, the allowable increase is 2.2 per cent. Source: BC Government Residential Tenancy Branch

[4] University of British Columbia, Simon Fraser University, Vancouver Sun

[5] Green Sheet Construction Data

Figure 3

More new leases pushed up same-sample rent change



Source: CMHC

One-bedroom units are, by far, the predominant apartment unit type in the Vancouver CMA rental market, accounting for nearly 63 per cent of the rental stock. Newly renovated and newly completed rental units tend to offer more features (e.g. in-suite laundry, stainless steel appliances, etc.). The average rents for such units tend to be higher than those for older units. In fact, the average apartment rent for units that were built in 2005 or later ($1,569 per month) was about 43 per cent higher than the overall average apartment rent ($1,099 per month) in the Vancouver CMA. These newer units also had a higher vacancy rate of 1.9 per cent in October 2014.

Supply and Demand Factors: Demand outstripped supply

The number of purpose-built rental apartments in the survey universe increased 0.5 per cent to 106,111 in October 2014 for the Vancouver CMA. This increase includes both newly completed units as well as updated units that were previously removed for renovations and refurbishments. Mostly driven by the addition of newly completed purpose-built rental apartments, the increases in supply were largely observed in the City of Vancouver, University Endowment Lands, North Vancouver City, and Richmond. During the period July 1, 2013 to June 30, 2014, the Vancouver CMA had a higher number of purpose-built rental apartment completions compared to the same period a year ago (Figure 4).

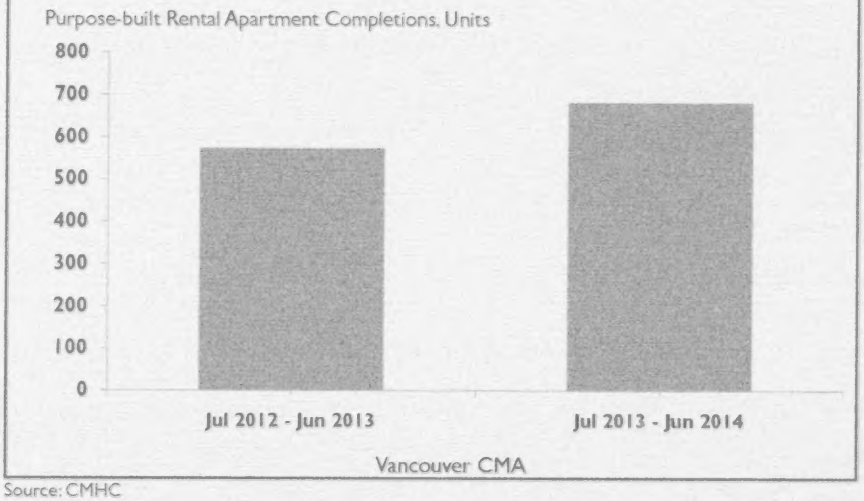
There were four main factors that fuelled rental demand growth over the past year:

1. Stronger labour market conditions, particularly for the younger 15 to 24 and 25 to 44 age cohorts;
2. Higher post-secondary student enrolment;
3. Higher home prices, which may delay potential movement to home ownership; and
4. Higher net migration.

Labour market conditions fuelled rental demand. Total employment in the Vancouver CMA trended higher in 2014, showing a 2.7 per cent increase during the first ten months of the year. More importantly, full-time employment growth gained traction for all age groups since April 2014, especially for the younger age cohorts.

Figure 4

More purpose-built rental apartment were completed



Source: CMHC

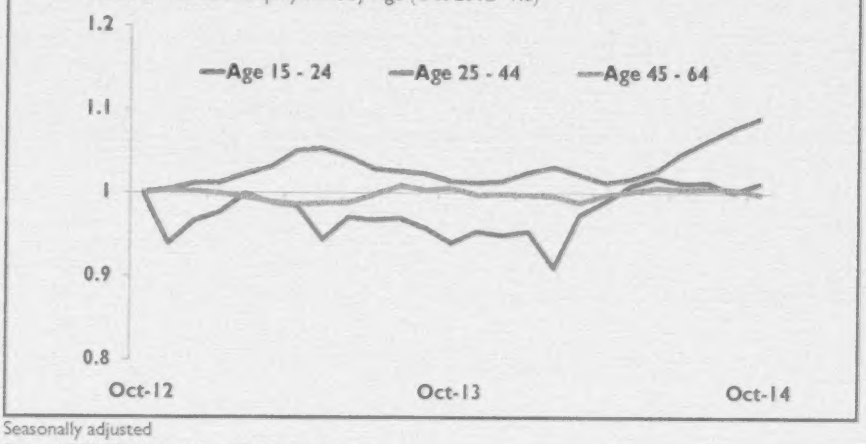
Full-time employment for the 15 to 24 and 25 to 44 age cohorts has increased 6.1 and 6.4 per cent since January 2014. Comparatively, full-time employment gain over the same period for the 45 to 64 age cohort was 0.1 per cent (Figure 5). The two younger cohorts tend to be renters in the Vancouver CMA. Moreover, the increase was mostly in lower paying jobs; during the 12-month period between October 2013 and October 2014, there was a net loss of about 1,500 positions in occupations paying more than $1,000 per week whereas the net gain was about 51,600 positions in occupations paying less than $1,000 per week[6] (Figure 6).

Purpose-built rental apartments are generally the least expensive market accommodation option, particularly in the City of Vancouver (Figure 7). With the strengthening resale market, housing prices have increased since October 2013. Even with a low mortgage interest rate, buying an apartment often requires a significantly higher monthly payment compared to renting, in addition to a significant down payment to qualify for a mortgage. The increase in the number of lower paying occupations may help to explain the strong rental demand despite a low mortgage interest rate environment and solid full-time employment gains.

Higher post-secondary student enrolment has also helped to drive up rental demand. Both the University of British Columbia Vancouver (UBCV) and Simon Fraser University (SFU), the largest post-secondary education institutions in the Vancouver CMA, saw an increase in overall student population.[7] Although both the UBC Vancouver campus and SFU offer on-campus residence, demand by far exceeds available space. In fact, less than 20 per cent of students live on campus at the UBC Vancouver campus even though about 42 per cent were from outside the Vancouver CMA.[8] In addition, there are post-secondary education institutions, such as Kwantlen Polytechnic University, BCIT,

Figure 5

Full-time employment growth gained traction in 2014



Seasonally adjusted
Source: CMHC, adapted from Statistics Canada

Figure 6

Employment gains mostly in lower-paying occupations

	Annual Employment Change (persons)	Average Weekly Wage ($)*
	Oct 2014	
Management occupations	-2,100	1,431
Business, finance and administrative occupations	46,700	820
Natural and applied sciences and related occupations	3,600	1,240
Health occupations	-14,100	1,000
Occupations in social science, education, government service and religion	-2,800	997
Occupations in art, culture, recreation and sport	3,800	922
Sales and service occupations	-5,200	558
Trades, transport and equipment operators and related occupations	11,100	1,093
Occupations unique to primary industry	1,300	961
Occupations unique to processing, manufacturing and utilities	7,800	830

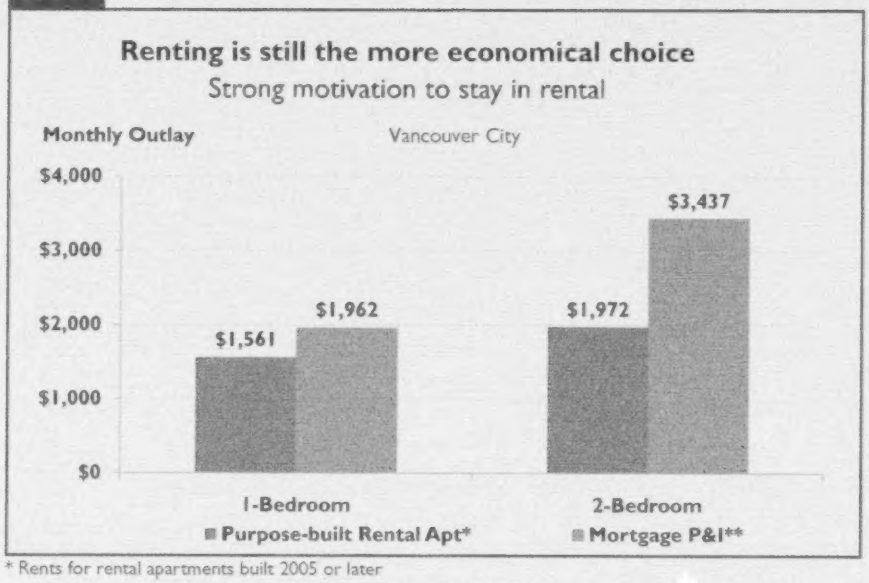
* Average weekly wage by occupation in British Columbia
Source: CMHC, adapted from Statistics Canada

[6] CMHC, adapted from Statistics Canada

[7] University of British Columbia Vancouver and Simon Fraser University. UBC Vancouver and SFU student population rose 1.3 and 0.4 per cent, respectively, in 2013/14

[8] University of British Columbia Vancouver

Figure 7



* Rents for rental apartments built 2005 or later

** Average price of 1- and 2-bedroom apartments sold between Jan and Oct 2014. Year of construction 2005 or later. Assume average discounted 5-year fixed mortgage interest rate, 10% down payment and 25 year amortization.

Source: CMHC Rental Market Report Fall 2014 – Vancouver and Abbotsford-Mission CMAs; CMHC, adapted from REBGV

community colleges, and university-colleges, that do not offer on-campus residence and students would either need to stay with family or rent an apartment.

Migration to the Vancouver CMA has picked up, boosting population-based demand for rental accommodation, as new immigrants tend to rent before buying. There were approximately 30,000 to 35,000 migrants to Greater Vancouver Regional District during the period July 2013 to June 2014 compared to less than 24,000 during the same period a year prior.[9] A large portion of these were temporary immigrants, such as foreign students (20 to 30 per cent) and temporary foreign workers (36 to 46 per cent), and temporary immigrants tend to rent their accommodations.

Secondary Market: Vacancy rates edge lower

Reflecting the tight rental market conditions observed in the primary purpose-built rental apartment segment, vacancy rates for rental condominium apartments edged lower to 0.7 per cent in October 2014 from 1.1 per cent in October 2013. The exceptions to this trend were the Vancouver Westside and Suburban Vancouver where vacancy rates increased. For the Vancouver Westside, this reflects a combination of a boost in the supply of rental condominium apartments (up nearly five per cent) as well as a decline in demand likely due to competition from other rental options. Not only was this competition coming from those newly completed purpose-built rental apartments in the City of Vancouver, but from the various accessory suites and laneway homes that accompany most new single-detached homes these days. For Suburban Vancouver, however, a smaller supply of rental condominium apartments (down two per cent) suggests that a decline in demand was the main reason behind the lower vacancy rate.

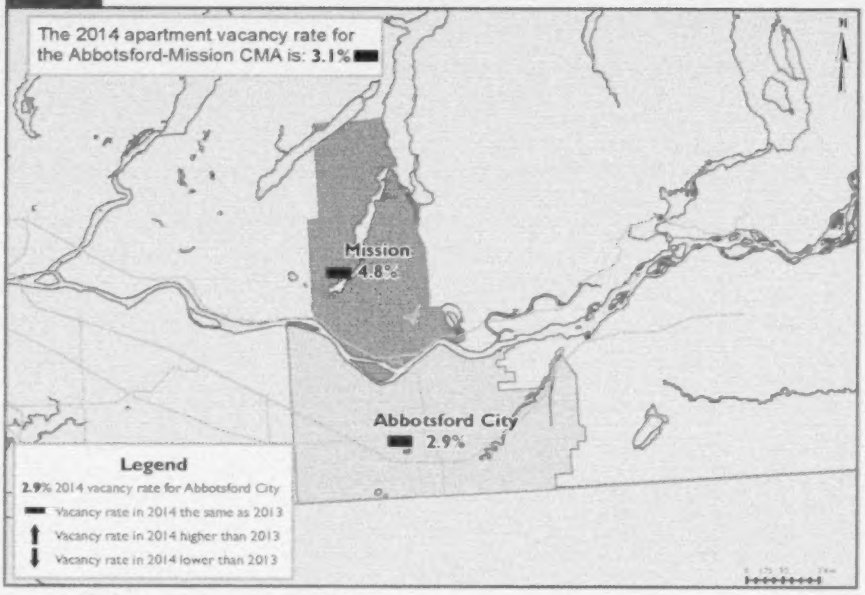
As a result of these developments, average rents for rental condominium apartments in the Vancouver CMA rose a little over one per cent over the past year. Weighed by the Vancouver Westside and Suburban Vancouver figures, the average rents for one-bedroom rental condominium apartments edged lower whereas the two-bedroom units recorded a nearly six per cent increase in average rents. In fact, the premium that one-bedroom rental condominium apartments have over their purpose-built rental counterparts has narrowed from 28 per cent to 15 per cent; for two-bedroom rental condominium apartments, the premium has increased from 23 per cent to 27 per cent.

[9] CMHC, adapted from BC Statistics. Estimated off the net migration to British Columbia during the period July 2013 to June 2014; about 75 to 85 per cent tend to settle in the Greater Vancouver Regional District.

Abbotsford-Mission Highlights

- The average vacancy rate[1] in the Abbotsford-Mission CMA was stable in October 2014 at 3.1per cent.
- The average rent for a two-bedroom apartment in new and existing structures was $835 in October 2014.
- In rental structures common to both the October 2013 and 2014 surveys, the average rent for apartments rose 0.9 per cent on an annual basis.

Figure 8


The 2014 apartment vacancy rate for the Abbotsford-Mission CMA is: 3.1%
Mission
4.8%
Abbotsford City
2.9%
Legend
2.9% 2014 vacancy rate for Abbotsford City
Vacancy rate in 2014 the same as 2013
Vacancy rate in 2014 higher than 2013
Vacancy rate in 2014 lower than 2013

Overview: Vacancy Rates Stable, Rents Increase Modestly

According to the rental market survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2014, the average vacancy rate in privately initiated rental apartments with three or more units was relatively stable at 3.1 per cent, compared to 3.2 per cent in 2013. The vacancy rate held steady as rental demand kept pace with a marginal increase in the supply of rental units. The vacancy rate has been declining since 2011. Strong net migration to BC this year and the relative affordability of renting versus owning a home in the Abbotsford-Mission CMA has supported rental demand, putting downward pressure on the vacancy rate. Vacancy rates were down for bachelor apartments and relatively stable for one-bedroom and two bedroom apartments.[2]

In terms of supply, the total number of purpose-built rental apartment units increased slightly in 2014. A net increase in the supply of rental units refers to the addition of new units and renovated units coming onto the market and takes into account the removal of existing units from the market for renovation, repair, and / or repurposing. In 2013, the number of rental starts was the highest in the past decade, accounting for 37 per cent of total starts. However, despite the addition of new rental units to the area's housing stock, the vacancy rate this year was relatively stable compared to 2013, reflecting solid demand for new rental units.

As a result of stable vacancy rates, the increase in average rent this year was 0.9 per cent on a same-sample basis.[3] This percentage change is slightly lower than the change in rent from 2012 to 2013 which was 1.6 per cent, and below the provincially-mandated allowable rent increase of 2.2 per cent[4].

The availability rate in 2014 increased for all bedroom types except for bachelor apartments.[5] The overall availability rate increased from 3.9 per cent to 4.6 per cent. When an apartment unit becomes available for a new tenant, apartment owners can raise rents to reflect the cost of any renovations and improvements. The increase in the availability rate was reflected in slightly higher rents.

1 Based on privately-initiated rental apartment structures of three or more units.

2 For apartments with three bedrooms or more, data has been suppressed to protect confidentiality or data not statistically reliable.

3 When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2013 and 2014 October Rental Market Surveys, we can get a better indication of actual rent increase paid by most tenants

4 The annual allowable rent increase for conventional residential tenancies is determined by the formula in the Residential Tenancy Regulation. For a conventional residential tenancy rent increase that takes effect in 2014, the allowable increase is 2.2 per cent. Source: BC Government Residential Tenancy Branch

5 A rental unit is considered available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

Submarket Analysis: Vacancies and Rents Vary by Type of Unit, Age and Size of Structure

In the Abbotsford-Mission CMA, rents and vacancy rates varied between the cities of Abbotsford and Mission. In this CMA, close to 91 per cent of purpose-built rental apartment units are in the City of Abbotsford. The average rent for a two-bedroom apartment in Abbotsford was $844, $104 higher than the average rent in Mission. On the other hand, the vacancy rate in Abbotsford, at 2.9 per cent, was below the vacancy rate for Mission, which was 4.8 per cent.

While the overall vacancy rate was stable in the CMA, the levels and changes in apartment vacancy rates differed across bedroom types. The vacancy rate for two-bedroom units, which account for almost half of all purpose-built rental units in the CMA, remained unchanged at 3.0 per cent. As well, one-bedroom vacancy rates which account for 46 per cent of all purpose-built rental units in Abbotsford-Mission were relatively unchanged at 3.2 per cent. Bachelor units had the lowest vacancy rate by bedroom type in 2014, and recorded a decrease to 2.4 per cent from 4.1 per cent in October 2013[6].

In general, same sample rents in the CMA increased by 0.9 per cent on an annual basis. This increase was the result of a 0.8 per cent and a 1.1 per cent increase in rents for one-bedroom and two-bedroom apartments, respectively. Together these units make up almost all of the total rental apartment stock in the CMA.

Figure 9

Source: CMHC October 2014 Rental Market Survey

Average monthly rents for new and existing structures in the CMA ranged from $581 per month for bachelor suites to $958 per month for apartments with three-bedrooms or larger units in October 2014. The most common bedroom types, one- and two-bedroom apartments, on average were renting for $684 and $835 per month, respectively.

This year, vacancy rates were relatively the same (ranging between 2.8 and 3.1 per cent) for structures of all age ranges. As a result of the addition of new stock, vacancy rates for rental units constructed in 1990 or later moved higher to 2.8 per cent this year from 1.9 per cent in 2013. Newer rental apartments commanded a rent premium, on average. This trend is observed in other large urban centres in the province as some renters seek similar features and amenities to those offered by apartment condominiums. Newer buildings tend to have more modern features and various common amenities for tenants compared to older buildings. As a result, units in structures built after 1990 had the highest average rent at $829 per month, $125 higher than units that were built between 1960 and 1974 and $79 higher than those which were built between 1975 and 1989. For rental units constructed between 1960 and 1974, the vacancy rate was unchanged at 3.1 per cent and the average rent for all bedroom types was also unchanged at $704 per month. For rental units constructed between 1975 and 1989, however, the vacancy rate moved lower to 3.1 per cent in October 2014 from 3.8 per cent in October 2013 and the average rent increased to $750 per month.

The apartment vacancy rate also varied by the size of the structure, ranging from 2.9 per cent for structures with 20-49 units to 4.5 per cent for structures with 6-19 units. Of the structures surveyed, only those with 20 to 49 units reported a decline in the apartment vacancy

[6] For apartments with three bedrooms or more, data has been suppressed to protect confidentiality or data not statistically reliable.

rate to 2.9 per cent this year from 4.1 per cent last October. On the other hand, vacancies for structures with 50 to 99 units increased to 3.2 per cent from 2.5 per cent.

Supply and Demand Factors: Demand Keeps Pace with New Supply

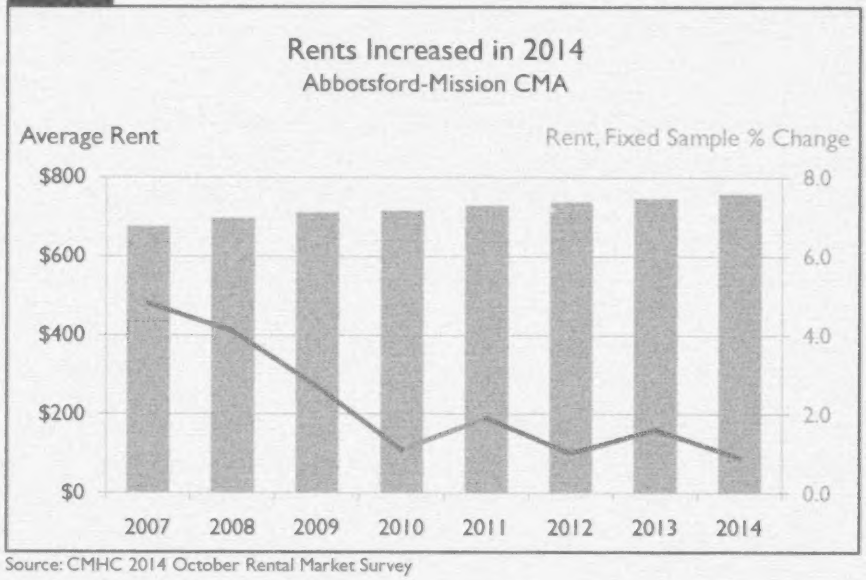
Demand for rental accommodation was up in 2014 compared to last year. One of the factors that supports rental demand is an increase in the population, which creates additional households in the area. According to the 2011 National Household Survey, 25 per cent of households in the Abbotsford-Mission CMA were renter households. The population in the Abbotsford-Mission CMA was up by 1,736 people annually during the past four years.[7] Some of this increase is due to net migration which added 1,266 permanent residents annually during the same time[8]. Net international migration tends to have a greater impact on rental demand than domestic migration since the majority of new immigrants tend to rent when they arrive and stay in rental housing for about four years[9].

Despite growth in the population, vacancy rates remained stable in the Abbotsford-Mission CMA, partly due to lower employment levels in 2014. Close to 14 per cent of the population is in the 15-24 year age group, which typically rents[10]. However, as of October 2014, the unemployment rate was higher for this age group compared to last year. While total employment in the Abbotsford-Mission CMA has declined compared to October 2013, unemployment has also declined, suggesting the labour force has contracted due to some people choosing to return to school or pursuing activities other than work. In general, both full-time and part-time employment levels were lower than last year, which may have provided an incentive for some people to stay in rental accommodation rather than move to home ownership.

On the supply side, the total number of purpose-built apartment units in the Abbotsford-Mission CMA increased by a net 63 units to 3,773 in 2014. According to the 2013 Fall Rental Market Survey over 90 per cent of the rental units were built prior to the year 2000. However, demand is strong for newer units, reflected in their relatively lower vacancy rate compared to older units (1.9 per cent compared to 3.2 per cent for all rental units in 2013). In addition, the average price of land zoned residential in the Abbotsford-Mission CMA is lower than centres in the Vancouver CMA. Partly due to the lower cost of rental development, by the end of 2013, 253 purpose-built rental apartment units were under construction, compared to 50 units at the end of 2012. By mid- 2014, 144 apartment rental units were completed which is higher than the annual level of completions in the past ten years.[11]

As a result of these rental market dynamics of demand keeping pace with the increase in supply of rental units, the vacancy rate remained stable while rents increased slightly compared to last year.

Figure 10



Source: CMHC 2014 October Rental Market Survey

[7] Statistics Canada, Estimates of population by CMA, based on the Standard Geographical Classification (SGC) 2011

[8] Citizenship and Immigration Canada

[9] Statistics Canada, Longitudinal Survey of Immigrants to Canada (LSIC)

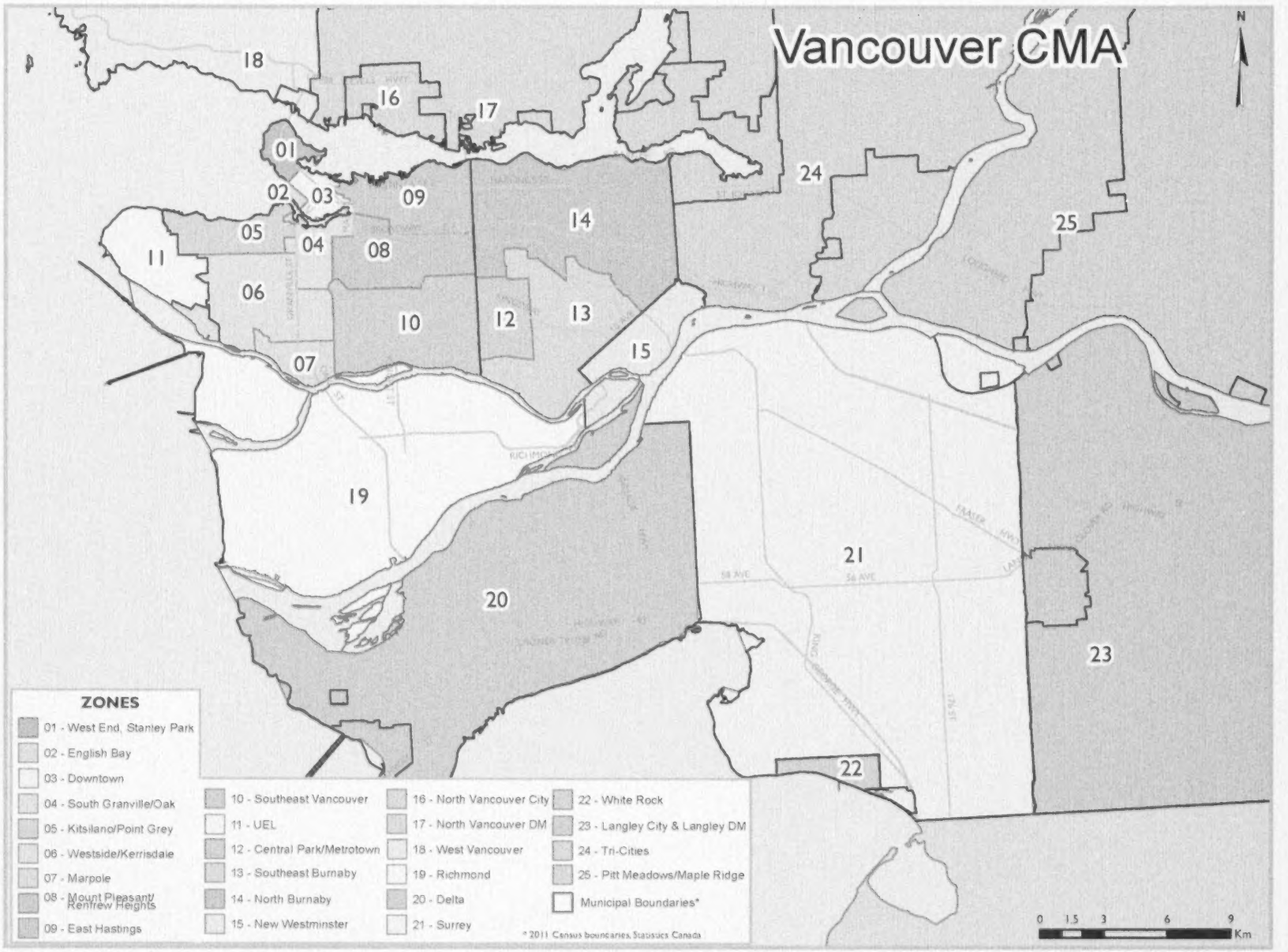
[10] Statistics Canada, Census 2011

[11] The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months.

Secondary Rental Market: Adds to the Stock of Rental Housing

CMHC's Secondary Rental Market Survey also collects information on households in rented single-detached houses, semi-detached (side-by side) houses, row/townhouses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. The number of renter households in the secondary rental market totalled 8,416 in 2014, up from 8,347 in 2013. Single-detached dwellings represented almost half of the secondary rental units this year while accessory suites held close to one-third of the total share.

For all secondary rental units, the overall rent in 2014 averaged $1,035 per month. The highest average rent was recorded for single-detached units, at $1,246 per month. On the other hand, accessory suites reported the lowest average rent at $757 per month, while semi-detached, row, and duplex dwelling types collectively averaged $973 per month.


Vancouver CMA
N
18
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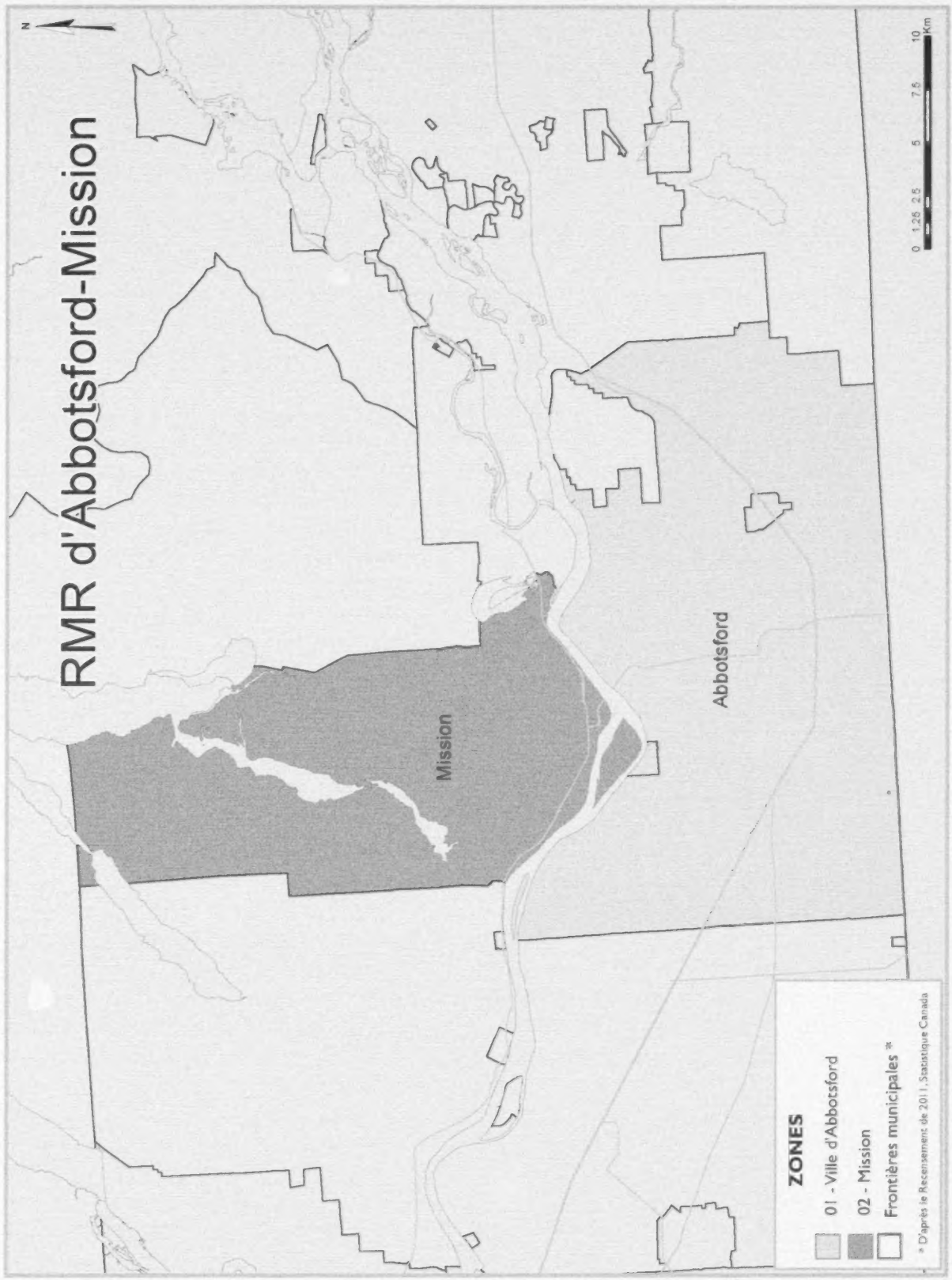
19
21
20
23
22
ZONES
01 - West End, Stanley Park
02 - English Bay
03 - Downtown
04 - South Granville/Oak
05 - Kitsilano/Point Grey
06 - Westside/Kerrisdale
07 - Marpole
08 - Mount Pleasant/ Renfrew Heights
09 - East Hastings
10 - Southeast Vancouver
11 - UEL
12 - Central Park/Metrotown
13 - Southeast Burnaby
14 - North Burnaby
15 - New Westminster
16 - North Vancouver City
17 - North Vancouver DM
18 - West Vancouver
19 - Richmond
20 - Delta
21 - Surrey
22 - White Rock
23 - Langley City & Langley DM
24 - Tri-Cities
25 - Pitt Meadows/Maple Ridge
Municipal Boundaries*
* 2011 Census boundaries Statistics Canada
0 1.5 3 6 9
Km


RMR d'Abbotsford-Mission
N
0 1.25 2.5 5 7.5 10 Km
Mission
Abbotsford
ZONES
01 - Ville d'Abbotsford
02 - Mission
Frontières municipales *
* D'après le Recensement de 2011, Statistique Canada

RMS ZONE DESCRIPTIONS - VANCOUVER CMA	
Zone 1	**West End, Stanley Park** is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	**English Bay** runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	**Downtown** is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	**West End/Downtown**
Zone 4	**South Granville/Oak** is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	**Kitsilano/Point Grey** is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	**Westside/Kerrisdale** is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaugnessy and Oakridge.
Zone 7	**Marpole** is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	**Mount Pleasant/Renfrew Heights** is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	**East Hastings** is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	**Southeast Vancouver** includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	**Vancouver City**
Zone 11	**University Endowment Lands** includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	**Central Park/Metrotown** is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	**Southeast Burnaby** extends to the border of New Westminster and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	**North Burnaby** is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	**Burnaby City**
Zone 15	**New Westminster** is the city boundaries.
Zone 16	**North Vancouver City** is the city boundaries.
Zone 17	**North Vancouver DM** is the district boundaries.
Zone 18	**West Vancouver** is the district boundaries.
Zone 19	**Richmond** is the city boundaries.
Zone 20	**Delta** is the corporation boundaries.
Zone 21	**Surrey** is the city boundaries.
Zone 22	**White Rock** is the city boundaries.
Zone 23	**Langley City and Langley DM** includes both the city and township boundaries.
Zone 24	**Tri-Cities** consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	**Pitt Meadows/Maple Ridge** is the district boundaries for both municipalities.
Zones 1-25	**Vancouver CMA**

RMS ZONE DESCRIPTIONS - ABBOTSFORD CMA	
Zone 1	**Abbotsford City** - Includes census tracts 0001.00, 0002.00, 0003.00, 0004.00, 0005.01, 0005.02, 0006.00, 0007.01, 0007.02, 0008.01, 0008.03, 0008.04, 0009.01, 0009.02, 0010.00, 0011.00, 0012.01, 0012.02, 0013.00, 0014.00, 0100.00, 0101.00, 0102.00, 0103.00, 0104.00, 0105.00, 0106.03, 0106.04, 0106.05 and 0106.06.
Zone 2	**Mission** - Includes census tracts 0200.00, 0201.01, 0201.02, 0202.00, 0203.00, 0204.00, 0205.00, 0206.00 and 0207.00.
Zones 1-2	**Abbotsford CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - VANCOUVER CMA	
Sub Area 1	**North Shore** includes RMS Zone 16 (North Vancouver City), Zone 17 (North Vancouver DM), and Zone 18 (West Vancouver).
Sub Area 2	**Burrard Pennisula** includes RMS Zone 1 (West End, Stanley Park), Zone 2 (English Bay), and Zone 3 (Downtown).
Sub Area 3	**Vancouver Westside** includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), and Zone 11 (University Endowment Lands).
Sub Area 4	**Vancouver Eastside** includes RMS Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings) and Zone 10 (Southeast Vancouver)
Sub Areas 3-4	**Vancouver East/Westside** includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings), Zone 10 (Southeast Vancouver), and Zone 11 (University Endowment Lands).
Sub Areas 2-3-4	**City of Vancouver**
Sub Area 5	**Suburban Vancouver** includes RMS Zone 12 (Central Park/Metrotown), Zone 13 (Southeast Burnaby), Zone 14 (North Burnaby), Zone 15 (New Westminster), Zone 19 (Richmond), and Zone 24 (Tri-Cities).
Sub Area 6	**Fraser Valley** includes RMS Zone 20 (Delta), Zone 21 (Surrey), Zone 22 (White Rock), Zone 23 (Langley City and Langley D.M.), and Zone 25 (Pitt Meadows/Maple Ridge).
Sub Areas 1-6	**Vancouver CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
West End/Stanley Park	1.1	0.1	0.7	0.5	1.3	0.6	0.0	2.4	0.8	0.5
English Bay	0.3	0.2	0.8	0.2	0.6	0.3	0.0	0.0	0.7	0.2
Downtown	0.9	0.6	1.1	0.3	0.9	0.2	2.1	0.0	1.0	0.3
West End/Downtown (Zones 1-3)	0.8	0.4	0.9	0.3	0.9	0.3	0.9	1.0	0.9	0.3
South Granville/Oak	1.5	0.9	1.1	0.6	0.7	0.5	**	0.0	1.1	0.6
Kitsilano/Point Grey	0.6	0.4	0.7	0.3	1.0	0.3	0.0	**	0.8	0.3
Westside/Kerrisdale	0.0	0.0	1.2	1.4	1.0	0.4	0.0	1.3	1.0	1.0
Marpole	0.9	1.2	2.5	0.5	3.0	1.0	0.0	0.0	2.4	0.7
Mount Pleasant/Renfrew Heights	0.4	0.1	0.4	0.6	0.7	0.4	0.0	0.0	0.4	0.5
East Hastings	1.4	1.5	1.5	0.7	0.9	0.2	**	0.0	1.4	0.8
Southeast Vancouver	1.0	1.0	2.2	1.7	0.5	0.4	0.0	0.0	1.5	1.2
City of Vancouver (Zones 1-10)	0.9	0.6	1.1	0.5	1.0	0.4	0.6	0.9	1.0	0.5
University Endowment Lands	0.0	**	0.4	0.1	0.7	0.4	0.0	**	0.5	0.2
Central Park/Metrotown	1.4	0.7	1.7	0.8	1.5	1.1	0.0	0.0	1.6	0.9
Southeast Burnaby	2.9	1.6	2.9	2.5	1.0	1.1	1.8	2.8	2.3	2.1
North Burnaby	2.3	0.4	2.6	1.6	1.7	1.3	6.8	2.1	2.5	1.4
Burnaby (Zones 12-14)	2.0	0.7	2.1	1.3	1.5	1.2	3.9	2.0	2.0	1.3
New Westminster	1.3	1.8	2.4	1.4	2.3	1.4	1.6	0.0	2.2	1.4
North Vancouver City	0.4	0.2	1.2	0.6	0.7	0.4	0.0	0.0	0.9	0.5
North Vancouver DM	0.0	0.0	0.0	0.3	2.9	0.6	3.5	0.0	1.3	0.3
West Vancouver	1.3	2.8	0.4	0.4	1.2	0.7	1.1	**	0.8	0.7
Richmond	2.3	0.0	2.9	3.2	2.6	0.4	1.3	0.0	2.7	1.6
Delta	7.5	4.2	2.1	5.1	2.7	2.0	2.8	**	2.6	3.6
Surrey	1.4	0.8	5.1	2.3	3.5	2.4	5.4	5.1	4.4	2.5
White Rock	2.5	4.1	4.4	1.4	2.8	1.2	0.0	**	3.9	1.5
Langley City and Langley DM	4.5	5.9	2.1	2.5	2.0	2.5	0.0	0.0	2.1	2.6
Tri-Cities	3.1	1.2	2.7	1.3	3.7	2.1	5.0	2.1	3.2	1.6
Maple Ridge/Pitt Meadows	14.3	0.0	3.3	2.4	4.9	3.3	0.0	3.9	3.9	2.8
Vancouver CMA	**1.1**	**0.8**	**1.6**	**0.9**	**1.9**	**1.1**	**2.7**	**1.7**	**1.7**	**1.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
West End/Stanley Park	938	951	1,188	1,201	1,863	1,956	3,004	3,035	1,239	1,261
English Bay	951	972	1,172	1,222	1,715	1,812	2,452	2,484	1,202	1,253
Downtown	996	1,039	1,222	1,268	1,811	1,829	2,590	2,485	1,246	1,285
West End/Downtown (Zones 1-3)	975	1,007	1,198	1,239	1,794	1,849	2,689	2,721	1,230	1,270
South Granville/Oak	908	916	1,140	1,156	1,610	1,642	2,005	2,076	1,193	1,220
Kitsilano/Point Grey	907	935	1,140	1,182	1,620	1,680	2,321	2,564	1,205	1,257
Westside/Kerrisdale	857	851	1,124	1,137	1,731	1,631	2,503	2,312	1,335	1,290
Marpole	748	748	850	867	1,122	1,150	1,196	1,289	889	909
Mount Pleasant/Renfrew Heights	879	889	948	987	1,275	1,329	1,459	1,613	997	1,034
East Hastings	816	870	893	923	1,179	1,215	1,340	1,264	926	957
Southeast Vancouver	862	877	955	988	1,282	1,318	1,262	1,207	1,058	1,084
City of Vancouver (Zones 1-10)	917	942	1,090	1,124	1,541	1,571	1,964	1,977	1,144	1,176
University Endowment Lands	944	1,222	1,347	1,452	1,891	1,917	2,279	2,212	1,633	1,633
Central Park/Metrotown	821	841	915	937	1,180	1,221	1,465	1,535	981	1,013
Southeast Burnaby	668	684	811	834	1,003	1,018	1,218	1,101	877	889
North Burnaby	752	761	924	988	1,193	1,234	1,373	1,463	1,009	1,064
Burnaby (Zones 12-14)	768	781	900	935	1,150	1,188	1,340	1,366	971	1,007
New Westminster	684	709	818	836	1,090	1,157	1,345	1,411	884	921
North Vancouver City	848	876	1,005	1,024	1,247	1,279	1,541	1,586	1,067	1,093
North Vancouver DM	908	927	1,068	1,076	1,385	1,432	1,496	1,511	1,190	1,209
West Vancouver	977	984	1,281	1,371	1,996	2,031	2,779	3,787	1,511	1,610
Richmond	796	808	953	994	1,177	1,198	1,408	1,327	1,060	1,083
Delta	641	662	797	811	1,009	1,030	1,167	1,173	892	907
Surrey	632	713	751	760	921	926	1,080	1,074	846	856
White Rock	735	735	837	839	1,035	1,054	1,382	**	884	890
Langley City and Langley DM	638	640	792	771	972	942	1,096	1,114	868	845
Tri-Cities	702	712	807	823	993	1,027	1,170	1,184	887	908
Maple Ridge/Pitt Meadows	636	641	708	708	887	886	1,068	1,072	787	787
Vancouver CMA	**876**	**902**	**1,005**	**1,038**	**1,281**	**1,311**	**1,498**	**1,542**	**1,067**	**1,099**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
West End/Stanley Park	716	717	2,645	2,620	477	479	39	40	3,877	3,856
English Bay	873	899	5,146	5,181	686	687	27	27	6,732	6,794
Downtown	2,170	2,172	6,770	6,741	1,147	1,142	41	30	10,128	10,085
West End/Downtown (Zones 1-3)	3,759	3,788	14,561	14,542	2,310	2,308	107	97	20,737	20,735
South Granville/Oak	1,294	1,319	4,823	4,881	1,397	1,447	56	57	7,570	7,704
Kitsilano/Point Grey	861	866	4,929	4,948	1,280	1,298	46	46	7,116	7,158
Westside/Kerrisdale	204	203	1,718	1,710	929	921	98	97	2,949	2,931
Marpole	374	360	2,900	2,859	716	717	22	22	4,012	3,958
Mount Pleasant/Renfrew Heights	953	957	4,307	4,312	936	926	81	82	6,277	6,277
East Hastings	827	858	3,279	3,303	743	759	71	69	4,920	4,989
Southeast Vancouver	218	231	1,131	1,176	624	629	57	60	2,030	2,096
City of Vancouver (Zones 1-10)	8,490	8,582	37,648	37,731	8,935	9,005	538	530	55,611	55,848
University Endowment Lands	12	71	485	675	445	475	55	58	997	1,279
Central Park/Metrotown	373	359	4,301	4,155	1,634	1,586	56	58	6,364	6,158
Southeast Burnaby	144	144	1,361	1,361	700	673	142	144	2,347	2,322
North Burnaby	290	287	2,305	2,283	1,121	1,114	197	193	3,913	3,877
Burnaby (Zones 12-14)	807	790	7,967	7,799	3,455	3,373	395	395	12,624	12,357
New Westminster	774	765	5,021	5,029	2,011	2,034	126	131	7,932	7,959
North Vancouver City	491	499	3,542	3,560	1,717	1,772	32	33	5,782	5,864
North Vancouver DM	180	180	358	358	315	315	116	115	969	968
West Vancouver	232	232	1,315	1,315	688	687	94	94	2,329	2,328
Richmond	219	243	1,166	1,231	1,140	1,189	149	149	2,674	2,812
Delta	67	71	806	860	731	757	36	36	1,640	1,724
Surrey	85	129	2,646	2,547	2,448	2,453	385	364	5,564	5,493
White Rock	76	78	934	935	374	373	9	9	1,393	1,395
Langley City and Langley DM	87	85	1,015	1,021	929	933	52	52	2,083	2,091
Tri-Cities	192	190	2,464	2,501	1,677	1,706	200	165	4,533	4,562
Maple Ridge/Pitt Meadows	14	14	802	806	545	556	55	55	1,416	1,431
Vancouver CMA	**11,726**	**11,929**	**66,169**	**66,368**	**25,410**	**25,628**	**2,242**	**2,186**	**105,547**	**106,111**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
West End/Stanley Park	2.0	0.6	1.4	1.0	2.3	1.3	**	2.4	1.7	0.9
English Bay	1.0	0.8	1.7	0.7	1.6	0.9	7.4	0.0	1.6	0.7
Downtown	1.7	1.6	2.2	1.0	1.9	1.4	2.1	0.0	2.1	1.2
West End/Downtown (Zones 1-3)	1.6	1.2	1.9	0.9	1.9	1.2	4.7	1.0	1.9	1.0
South Granville/Oak	2.6	1.3	1.6	1.2	1.4	0.9	**	0.0	1.8	1.1
Kitsilano/Point Grey	1.6	1.5	1.3	0.7	2.3	0.3	0.0	**	1.5	0.8
Westside/Kerrisdale	0.5	0.0	1.8	1.7	1.5	0.9	0.0	1.3	1.6	1.4
Marpole	0.9	2.2	2.8	1.4	3.7	2.9	0.0	0.0	2.8	1.7
Mount Pleasant/Renfrew Heights	0.5	0.3	1.2	0.9	1.5	1.1	0.0	0.0	1.1	0.8
East Hastings	1.9	1.8	2.1	1.1	2.2	0.3	**	0.0	2.1	1.1
Southeast Vancouver	2.4	1.0	3.5	2.4	2.0	0.5	0.0	0.0	2.8	1.6
City of Vancouver (Zones 1-10)	1.6	1.2	1.8	1.0	2.0	1.0	1.4	0.9	1.8	1.1
University Endowment Lands	0.0	**	0.8	0.7	1.3	0.7	1.8	**	1.1	0.6
Central Park/Metrotown	1.9	1.5	2.7	1.6	2.3	1.4	**	0.0	2.6	1.5
Southeast Burnaby	2.9	1.6	4.0	2.9	1.6	1.3	2.4	2.8	3.1	2.3
North Burnaby	2.3	0.4	3.3	1.8	3.0	1.9	7.7	2.1	3.4	1.8
Burnaby (Zones 12-14)	2.2	1.1	3.1	1.9	2.4	1.5	5.1	2.0	2.9	1.7
New Westminster	1.6	2.2	3.3	1.9	3.1	1.6	1.6	0.7	3.0	1.8
North Vancouver City	1.2	1.7	1.9	1.0	1.2	0.6	0.0	0.0	1.6	0.9
North Vancouver DM	1.7	0.0	1.4	0.6	3.5	1.6	5.3	0.0	2.6	0.7
West Vancouver	2.6	4.2	0.9	1.0	1.8	1.6	2.1	3.1	1.4	1.5
Richmond	3.7	0.4	3.3	3.5	3.9	1.1	1.3	0.7	3.5	2.0
Delta	7.5	7.0	2.1	6.6	2.7	3.7	2.8	**	2.6	5.2
Surrey	1.4	3.2	5.3	3.2	3.7	3.1	5.4	5.7	4.6	3.3
White Rock	2.5	5.5	4.8	2.0	3.0	1.2	0.0	**	4.2	2.0
Langley City and Langley DM	5.5	8.3	3.4	3.9	2.9	4.1	0.0	0.0	3.2	4.1
Tri-Cities	4.7	1.8	4.0	2.8	5.3	3.9	5.0	2.1	4.6	3.2
Maple Ridge/Pitt Meadows	14.3	0.0	4.5	2.8	5.5	3.5	0.0	3.9	4.8	3.1
Vancouver CMA	**1.9**	**1.4**	**2.4**	**1.5**	**2.7**	**1.8**	**3.2**	**2.0**	**2.4**	**1.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
West End/Stanley Park	3.2 c	1.5 c	3.1 c	1.8 c	**	2.4 c	++	**	3.1 c	1.8 c
English Bay	3.7 c	2.1 c	2.3 c	4.0 c	++	5.8 c	1.5 c	-0.1 c	1.8 c	3.9 c
Downtown	2.4 b	4.2 b	2.2 b	3.7 b	3.4 b	2.8 b	4.1 c	**	2.1 b	3.5 b
West End/Downtown (Zones 1-3)	3.0 b	3.1 b	2.4 b	3.4 b	2.2 b	3.7 b	2.4 c	**	2.2 b	3.3 b
South Granville/Oak	1.8 c	1.6 c	3.5 c	1.1 c	2.6 c	++	++	++	3.0 c	1.2 c
Kitsilano/Point Grey	3.5 c	1.2 c	2.1 c	2.8 c	**	2.9 c	++	++	2.4 c	2.4 c
Westside/Kerrisdale	3.3 c	++	0.6 c	3.3 c	0.8 c	-1.0 c	++	++	++	1.4 c
Marpole	3.7 c	++	1.6 c	1.8 c	++	2.7 c	++	++	1.5 c	1.7 c
Mount Pleasant/Renfrew Heights	4.1 c	1.2 c	3.7 c	4.1 c	3.0 c	**	++	**	3.5 c	3.9 c
East Hastings	++	2.8 c	**	3.3 c	++	3.3 c	++	**	1.3 c	3.9 c
Southeast Vancouver	3.1 c	1.5 c	2.0 c	1.3 c	1.3 c	2.2 c	**	-4.3 c	1.7 c	1.6 c
City of Vancouver (Zones 1-10)	2.8 b	2.0 b	2.4 b	2.9 b	1.9 b	2.5 b	2.3 c	++	2.2 b	2.7 b
University Endowment Lands	**	**	2.6 c	++	2.8 c	1.3 c	3.5 c	++	2.8 c	1.0 c
Central Park/Metrotown	2.2 c	1.7 c	1.3 c	1.9 c	2.6 c	3.1 c	**	**	1.6 c	2.4 c
Southeast Burnaby	++	3.0 c	3.3 c	2.1 c	2.5 c	0.9 c	2.0 c	-7.1 c	2.7 c	1.0 c
North Burnaby	1.2 c	3.5 c	1.5 c	5.7 c	2.5 c	2.4 c	3.2 c	3.8 c	2.0 c	5.5 c
Burnaby (Zones 12-14)	1.4 b	2.6 b	1.7 b	3.1 b	2.6 b	2.4 b	**	**	1.9 b	3.1 b
New Westminster	++	3.3 c	2.5 c	2.8 c	1.8 c	5.2 c	3.5 c	1.8 c	1.9 c	3.6 c
North Vancouver City	2.5 c	2.6 c	4.2 c	1.5 c	3.2 c	**	++	++	3.5 c	1.7 c
North Vancouver DM	5.5 c	2.0 c	3.7 c	2.1 c	3.5 c	2.5 c	7.2 c	2.2 c	3.5 c	2.5 c
West Vancouver	++	**	++	8.3 c	++	5.4 c	++	**	++	7.2 c
Richmond	2.4 c	1.1 c	0.8 c	2.0 c	++	2.1 c	++	-3.8 c	++	1.6 c
Delta	5.3 c	2.0 c	1.7 c	2.4 c	1.4 c	1.7 c	3.2 c	**	1.9 c	1.9 c
Surrey	0.6 c	**	3.6 c	1.0 c	3.7 c	1.1 c	5.6 c	-0.7 c	4.2 c	0.8 c
White Rock	1.4 c	++	++	1.1 c	++	1.8 c	-8.2 c	**	++	++
Langley City and Langley DM	1.0 c	0.3 c	5.9 c	++	**	++	3.8 c	0.8 c	5.7 c	++
Tri-Cities	3.8 c	1.6 c	1.3 c	1.6 c	1.3 c	1.2 c	1.9 c	-1.1 c	1.3 c	1.4 c
Maple Ridge/Pitt Meadows	++	0.2 c	-1.0 c	0.8 c	-1.3 c	1.3 c	3.2 c	++	-1.2 c	0.6 c
Vancouver CMA	**2.4 b**	**2.3 b**	**2.4 b**	**2.6 b**	**2.1 b**	**2.5 b**	**2.2 b**	**2.7 b**	**2.2 b**	**2.5 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
City of Vancouver (Zones 1-10)										
Pre 1960	1.2	0.6	1.2	0.8	0.9	0.7	1.4	**	1.1	0.7
1960 - 1974	0.8	0.4	0.9	0.4	0.7	0.4	0.6	1.3	0.9	0.4
1975 - 1989	0.5	2.3	0.9	0.5	1.8	0.2	0.0	0.0	1.1	0.6
1990 - 2004	0.0	0.3	1.4	0.4	1.2	0.2	0.0	0.0	1.1	0.3
2005+	2.4	1.2	4.4	0.5	0.4	0.4	**	**	3.1	0.7
Total	0.9	0.6	1.1	0.5	1.0	0.4	0.6	0.9	1.0	0.5
Burnaby (Zones 12-14)										
Pre 1960	4.8	**	2.7	1.9	2.9	2.2	3.6	2.4	2.9	2.0
1960 - 1974	2.0	0.8	2.1	1.2	1.2	1.1	3.6	1.9	1.9	1.2
1975 - 1989	0.0	0.0	1.9	1.8	2.2	0.8	**	**	1.9	1.3
1990 - 2004	**	**	2.3	0.0	0.0	1.8	-	-	1.0	1.0
2005+	**	**	**	**	**	**	-	-	**	**
Total	2.0	0.7	2.1	1.3	1.5	1.2	3.9	2.0	2.0	1.3
New Westminster										
Pre 1960	3.0	2.2	4.4	2.0	1.3	2.1	0.0	**	3.6	2.0
1960 - 1974	1.2	2.1	2.3	1.4	2.5	1.2	0.9	0.0	2.2	1.4
1975 - 1989	0.0	**	0.6	1.3	2.7	1.8	-	-	1.2	1.3
1990 - 2004	**	**	1.9	0.0	**	3.7	**	**	0.9	1.7
2005+	**	**	**	**	**	1.5	**	**	**	1.5
Total	1.3	1.8	2.4	1.4	2.3	1.4	1.6	0.0	2.2	1.4
Surrey										
Pre 1960	**	**	17.7	0.0	1.7	3.9	**	**	3.5	2.3
1960 - 1974	6.9	**	5.7	2.4	5.0	2.1	7.3	6.4	5.6	2.6
1975 - 1989	0.0	0.0	4.0	1.7	1.9	3.6	0.0	0.0	2.9	2.4
1990 - 2004	-	-	2.5	4.9	1.6	1.5	0.0	3.7	1.6	2.3
2005+	-	-	**	**	**	**	-	-	**	**
Total	1.4	0.8	5.1	2.3	3.5	2.4	5.4	5.1	4.4	2.5
Vancouver CMA										
Pre 1960	1.3	0.7	1.5	0.9	1.1	0.9	1.8	1.6	1.4	0.9
1960 - 1974	1.1	0.8	1.6	0.9	2.0	1.1	3.3	1.9	1.7	1.0
1975 - 1989	0.9	1.4	1.7	1.0	2.2	1.3	1.7	0.7	1.8	1.1
1990 - 2004	0.0	0.3	1.3	0.7	1.3	0.6	0.0	1.4	1.1	0.6
2005+	2.9	0.9	4.9	1.9	4.2	2.5	**	**	4.3	1.9
Total	1.1	0.8	1.6	0.9	1.9	1.1	2.7	1.7	1.7	1.0

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
City of Vancouver (Zones 1-10)										
Pre 1960	869	887	1,043	1,088	1,473	1,486	1,974	2,067	1,098	1,134
1960 - 1974	911	922	1,083	1,112	1,578	1,591	2,112	1,952	1,116	1,138
1975 - 1989	839	855	997	1,026	1,414	1,502	1,564	1,791	1,098	1,150
1990 - 2004	1,011	1,079	1,241	1,265	1,611	1,642	1,926	1,981	1,323	1,354
2005+	1,179	1,242	1,557	1,561	1,971	1,972	**	**	1,529	1,559
Total	917	942	1,090	1,124	1,541	1,571	1,964	1,977	1,144	1,176
Burnaby (Zones 12-14)										
Pre 1960	653	636	798	815	970	1,005	1,172	1,170	864	888
1960 - 1974	788	811	903	935	1,161	1,207	1,389	1,431	974	1,012
1975 - 1989	706	704	924	996	1,216	1,227	**	**	1,003	1,049
1990 - 2004	**	**	840	856	1,049	1,033	-	-	960	956
2005+	**	**	**	**	**	**	-	-	**	**
Total	768	781	900	935	1,150	1,188	1,340	1,366	971	1,007
New Westminster										
Pre 1960	632	664	768	785	941	1,033	1,190	1,194	793	825
1960 - 1974	696	722	821	840	1,062	1,101	1,362	1,432	875	906
1975 - 1989	677	692	853	866	1,077	1,123	-	-	910	933
1990 - 2004	**	**	774	776	1,008	1,036	**	**	893	870
2005+	**	**	**	**	**	1,740	**	**	**	1,723
Total	684	709	818	836	1,090	1,157	1,345	1,411	884	921
Surrey										
Pre 1960	**	**	679	685	896	904	**	**	883	892
1960 - 1974	577	759	732	732	872	877	1,028	1,058	812	820
1975 - 1989	662	697	779	808	955	981	1,412	1,185	860	884
1990 - 2004	-	-	878	820	987	940	1,197	1,068	986	933
2005+	-	-	**	**	**	**	-	-	**	**
Total	632	713	751	760	921	926	1,080	1,074	846	856
Vancouver CMA										
Pre 1960	851	867	1,006	1,043	1,352	1,364	1,619	1,650	1,062	1,093
1960 - 1974	865	880	992	1,022	1,241	1,270	1,453	1,520	1,040	1,069
1975 - 1989	780	796	910	935	1,159	1,197	1,325	1,384	992	1,023
1990 - 2004	1,007	1,075	1,185	1,208	1,410	1,432	1,622	1,591	1,253	1,278
2005+	1,158	1,213	1,453	1,501	1,873	1,835	2,365	2,062	1,559	1,569
Total	876	902	1,005	1,038	1,281	1,311	1,498	1,542	1,067	1,099

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type - Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
City of Vancouver (Zones 1-10)										
3 to 5 Units	0.0	0.0	**	1.1	**	0.5	0.0	0.0	1.3	0.8
6 to 19 Units	1.3	0.8	1.5	0.7	1.0	0.5	**	**	1.4	0.7
20 to 49 Units	1.1	0.6	1.0	0.6	1.2	0.4	0.4	0.0	1.0	0.6
50 to 99 Units	0.6	0.5	0.7	0.3	0.8	0.3	0.0	1.2	0.7	0.3
100 to 199 Units	0.8	0.4	1.3	0.2	0.3	0.2	9.1	7.7	1.1	0.2
200+ Units	0.0	1.7	0.5	0.5	0.9	0.0	**	-	0.4	0.7
Total	0.9	0.6	1.1	0.5	1.0	0.4	0.6	0.9	1.0	0.5
Burnaby (Zones 12-14)										
3 to 5 Units	-	-	**	**	**	**	**	**	**	**
6 to 19 Units	4.5	**	2.8	1.7	1.5	1.7	0.0	0.0	2.5	1.6
20 to 49 Units	2.9	1.6	1.7	1.4	1.3	0.9	1.6	3.3	1.6	1.3
50 to 99 Units	0.0	0.0	2.7	0.9	1.3	0.6	10.3	2.1	2.3	0.8
100 to 199 Units	1.1	0.0	1.5	1.1	2.1	1.5	**	**	1.6	1.1
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	2.0	0.7	2.1	1.3	1.5	1.2	3.9	2.0	2.0	1.3
New Westminster										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	0.9	4.6	3.0	1.4	2.2	3.7	0.0	**	2.6	2.2
20 to 49 Units	1.2	2.2	2.7	1.8	1.5	1.2	0.0	0.0	2.3	1.7
50 to 99 Units	0.6	0.0	1.7	1.2	3.4	1.1	3.2	0.0	2.2	1.0
100 to 199 Units	3.1	0.0	1.1	0.2	0.6	0.3	0.0	0.0	1.2	0.2
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	1.3	1.8	2.4	1.4	2.3	1.4	1.6	0.0	2.2	1.4
Surrey										
3 to 5 Units	**	**	**	**	**	**	-	-	**	**
6 to 19 Units	10.5	9.1	14.3	0.0	6.9	5.4	4.2	2.2	8.6	3.6
20 to 49 Units	**	**	3.5	1.3	3.9	1.1	1.9	2.6	3.5	1.3
50 to 99 Units	0.0	0.0	5.7	2.9	3.4	2.8	7.8	8.2	4.9	3.1
100 to 199 Units	-	-	**	**	**	**	**	**	**	**
200+ Units	**	**	**	**	**	**	-	-	**	**
Total	1.4	0.8	5.1	2.3	3.5	2.4	5.4	5.1	4.4	2.5
Vancouver CMA										
3 to 5 Units	**	**	2.1	1.6	2.3	1.4	**	0.0	2.1	1.4
6 to 19 Units	1.7	1.4	2.0	1.0	1.8	1.0	2.6	1.4	1.9	1.0
20 to 49 Units	1.3	0.9	1.5	1.1	1.6	1.0	1.0	1.5	1.5	1.0
50 to 99 Units	0.9	0.5	2.0	1.1	2.5	1.4	4.8	2.9	2.0	1.1
100 to 199 Units	0.8	0.3	1.2	0.3	0.9	0.6	1.3	0.7	1.1	0.4
200+ Units	0.4	1.4	0.8	0.8	3.1	1.4	**	**	1.4	1.0
Total	1.1	0.8	1.6	0.9	1.9	1.1	2.7	1.7	1.7	1.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
City of Vancouver (Zones 1-10)										
3 to 5 Units	772 c	713 c	899 b	893 b	1,289 b	1,308 b	1,581 b	1,574 b	1,083 b	1,077 b
6 to 19 Units	812 a	804 a	965 a	1,004 a	1,408 a	1,454 a	1,840 a	2,168 a	1,050 a	1,096 a
20 to 49 Units	876 a	904 a	1,037 a	1,064 a	1,520 a	1,557 a	1,869 a	1,731 a	1,098 a	1,125 a
50 to 99 Units	974 a	1,004 a	1,160 a	1,191 a	1,666 a	1,717 a	2,522 a	2,556 a	1,195 a	1,228 a
100 to 199 Units	991 a	1,034 a	1,257 a	1,307 a	1,829 a	1,796 a	2,845 a	2,922 a	1,286 a	1,320 a
200+ Units	1,069 a	1,090 a	1,332 a	1,372 a	1,857 a	1,947 a	**	-	1,340 a	1,370 a
Total	917 a	942 a	1,090 a	1,124 a	1,541 a	1,571 a	1,964 a	1,977 a	1,144 a	1,176 a
Burnaby (Zones 12-14)										
3 to 5 Units	-	-	790 b	793 b	945 a	1,143 a	1,344 a	1,271 a	1,034 a	1,021 a
6 to 19 Units	673 a	663 a	820 a	832 a	1,004 a	1,043 a	1,421 a	1,425 a	880 a	904 a
20 to 49 Units	715 a	720 a	852 a	866 a	1,076 a	1,094 a	1,198 a	1,156 a	913 a	929 a
50 to 99 Units	715 a	719 a	859 a	865 a	1,124 a	1,152 a	1,549 a	1,741 a	940 a	960 a
100 to 199 Units	970 a	997 a	1,067 a	1,178 a	1,372 a	1,431 a	**	**	1,146 a	1,238 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	768 a	781 a	900 a	935 a	1,150 a	1,188 a	1,340 a	1,366 a	971 a	1,007 a
New Westminster										
3 to 5 Units	**	**	654 b	647 b	836 a	907 a	**	**	789 b	824 b
6 to 19 Units	608 a	637 a	758 a	765 a	928 a	957 a	1,223 a	1,200 a	778 a	791 a
20 to 49 Units	691 a	726 a	806 a	830 a	1,045 a	1,115 a	1,292 a	1,454 a	848 a	883 a
50 to 99 Units	670 a	708 a	833 a	872 a	1,158 a	1,262 a	1,395 a	1,411 a	939 a	1,013 a
100 to 199 Units	758 a	745 a	919 a	882 a	1,152 a	1,142 a	**	**	985 a	978 a
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	684 a	709 a	818 a	836 a	1,090 a	1,157 a	1,345 a	1,411 a	884 a	921 a
Surrey										
3 to 5 Units	**	**	**	**	**	**	-	-	**	**
6 to 19 Units	494 a	**	696 a	728 a	863 a	886 a	1,021 a	1,040 a	829 a	860 a
20 to 49 Units	**	**	750 a	740 a	933 a	918 a	1,087 a	1,071 a	888 a	877 a
50 to 99 Units	625 a	755 a	752 a	757 a	924 a	931 a	1,089 a	1,080 a	838 a	846 a
100 to 199 Units	-	-	**	**	**	**	**	**	**	**
200+ Units	**	**	**	**	**	**	-	-	**	**
Total	632 a	713 a	751 a	760 a	921 a	926 a	1,080 a	1,074 a	846 a	856 a
Vancouver CMA										
3 to 5 Units	769 b	726 b	872 b	866 b	1,220 b	1,251 b	1,417 b	1,392 b	1,047 b	1,045 b
6 to 19 Units	779 a	775 a	924 a	954 a	1,255 a	1,296 a	1,472 a	1,616 a	1,006 a	1,042 a
20 to 49 Units	837 a	864 a	961 a	983 a	1,246 a	1,271 a	1,458 a	1,379 a	1,024 a	1,046 a
50 to 99 Units	904 a	926 a	987 a	1,016 a	1,212 a	1,249 a	1,445 a	1,495 a	1,045 a	1,076 a
100 to 199 Units	966 a	1,015 a	1,205 a	1,275 a	1,611 a	1,592 a	2,028 a	2,121 a	1,262 a	1,316 a
200+ Units	1,046 a	1,075 a	1,273 a	1,330 a	1,443 a	1,731 a	**	**	1,266 a	1,342 a
Total	876 a	902 a	1,005 a	1,038 a	1,281 a	1,311 a	1,498 a	1,542 a	1,067 a	1,099 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Vancouver CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
West End/Stanley Park	-	-	0.0	0.0	0.8	0.2	1.0	0.8	0.5	0.5	-	-
English Bay	**	**	1.8	1.1	0.9	0.3	0.5	0.3	0.7	0.0	**	**
Downtown	-	**	0.0	0.5	1.0	0.2	0.6	0.0	1.5	0.3	0.8	1.4
West End/Downtown (Zones 1-3)	**	**	0.5	0.5	0.9	0.2	0.7	0.3	1.2	0.2	0.5	1.0
South Granville/Oak	0.0	0.0	1.8	0.8	0.8	0.7	0.8	0.1	**	**	-	-
Kitsilano/Point Grey	3.3	0.0	0.7	0.3	0.8	0.4	0.0	0.0	**	**	**	**
Westside/Kerrisdale	0.0	0.0	1.1	0.5	1.1	1.3	0.6	0.4	**	**	-	-
Marpole	**	**	3.4	0.6	2.1	0.7	0.7	0.3	-	-	-	-
Mount Pleasant/Renfrew Heights	0.7	0.6	0.4	0.7	0.5	0.4	0.2	0.2	**	**	**	**
East Hastings	**	0.0	1.1	0.7	1.6	0.9	0.8	1.2	**	**	-	-
Southeast Vancouver	1.0	5.3	4.2	3.4	0.7	0.8	3.2	0.5	0.3	0.0	**	**
City of Vancouver (Zones 1-10)	1.3	0.8	1.4	0.7	1.0	0.6	0.7	0.3	1.1	0.2	0.4	0.7
University Endowment Lands	-	-	1.2	1.2	**	**	0.8	0.5	0.0	**	-	-
Central Park/Metrotown	**	**	2.0	1.3	0.7	0.6	2.1	0.4	2.2	0.9	**	**
Southeast Burnaby	**	**	1.1	2.3	2.4	2.4	2.8	1.5	**	**	-	-
North Burnaby	**	**	4.2	1.8	2.9	1.9	2.3	0.7	1.3	1.4	-	-
Burnaby (Zones 12-14)	**	**	2.5	1.6	1.6	1.3	2.3	0.8	1.6	1.1	**	**
New Westminster	**	**	2.6	2.2	2.3	1.7	2.2	1.0	1.2	0.2	-	-
North Vancouver City	2.7	**	1.0	0.4	0.8	0.7	1.1	0.4	1.3	0.0	-	-
North Vancouver DM	**	**	3.0	0.0	1.3	1.9	**	**	**	**	-	-
West Vancouver	**	**	**	**	1.3	0.7	0.6	1.1	0.6	0.5	-	-
Richmond	**	**	**	**	1.1	0.2	3.5	2.5	-	-	-	-
Delta	**	**	6.3	3.4	0.6	5.2	3.1	2.6	-	**	-	-
Surrey	**	**	8.6	3.6	3.5	1.3	4.9	3.1	**	**	**	**
White Rock	13.6	5.9	3.8	2.6	4.4	1.3	2.6	1.1	-	-	-	-
Langley City and Langley DM	**	0.0	**	0.0	2.1	3.0	2.4	2.3	**	**	-	-
Tri-Cities	**	**	6.3	2.5	3.4	2.2	2.4	1.3	**	**	**	-
Maple Ridge/Pitt Meadows	**	**	5.1	10.4	2.6	2.9	6.9	1.2	-	-	-	-
Vancouver CMA	**2.1**	**1.4**	**1.9**	**1.0**	**1.5**	**1.0**	**2.0**	**1.1**	**1.1**	**0.4**	**1.4**	**1.0**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Vancouver CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
City of Vancouver (Zones 1-10)										
LT $750	0.6 b	1.3 b	1.5 c	**	0.0 a	**	**	**	1.1 b	1.5 c
$750 - $999	0.9 b	0.7 b	1.4 c	0.8 c	**	1.1 c	**	**	1.3 c	0.8 c
$1000 - $1249	0.6 b	0.3 b	0.9 c	0.5 c	1.6 c	0.8 c	0.0 a	0.0 a	0.9 c	0.5 c
$1250 - $1499	2.0 c	1.0 c	0.9 c	0.3 c	0.7 c	0.5 c	**	0.0 a	0.9 c	0.4 c
$1500 - $1749	**	**	2.8 c	0.4 c	0.7 c	0.2 c	0.0 a	0.0 a	1.5 c	0.3 c
$1750+	**	**	2.3 c	0.2 c	1.3 c	0.3 c	0.5 c	**	1.4 c	0.4 c
Total	0.9 b	0.6 b	1.1 b	0.5 b	1.0 b	0.4 b	0.6 b	0.9 c	1.0 b	0.5 b
Burnaby (Zones 12-14)										
LT $750	1.9 c	0.3 b	1.5 c	1.8 c	**	**	**	**	1.9 c	1.0 c
$750 - $999	2.1 c	2.2 c	2.2 c	1.3 c	1.0 c	1.3 c	**	**	2.0 c	1.4 c
$1000 - $1249	2.5 c	0.0 a	1.9 c	0.8 c	1.3 c	0.9 c	0.0 a	2.1 c	1.4 c	0.9 c
$1250 - $1499	**	**	3.7 c	2.3 c	2.2 c	1.4 c	3.2 c	**	3.0 c	1.9 c
$1500 - $1749	**	**	**	**	2.6 c	1.7 c	**	0.0 a	3.4 c	2.0 c
$1750+	**	**	**	**	14.3 c	4.1 c	**	2.6 c	**	3.5 c
Total	2.0 c	0.7 b	2.1 c	1.3 c	1.5 c	1.2 c	3.9 c	2.0 c	2.0 c	1.3 c
New Westminster										
LT $750	1.0 c	2.1 c	3.0 c	1.4 c	**	**	**	**	2.2 c	1.7 c
$750 - $999	3.3 c	1.6 c	2.3 c	1.6 c	2.1 c	1.5 c	**	**	2.3 c	1.6 c
$1000 - $1249	**	**	2.8 c	**	1.7 c	1.9 c	0.0 a	**	1.8 c	1.9 c
$1250 - $1499	**	**	**	**	7.6 c	1.8 c	0.0 a	0.0 a	6.2 c	1.6 c
$1500 - $1749	**	**	**	**	**	**	3.2 c	**	1.0 c	0.0 a
$1750+	**	**	**	**	2.4 c	**	**	**	4.0 c	**
Total	1.3 c	1.8 c	2.4 c	1.4 c	2.3 c	1.4 c	1.6 c	0.0 a	2.2 c	1.4 c
Surrey										
LT $750	1.6 c	**	6.2 c	3.2 c	0.0 a	**	**	**	5.8 c	3.0 c
$750 - $999	**	**	4.4 c	2.4 c	4.0 c	3.3 c	12.6 c	5.8 c	4.5 c	2.9 c
$1000 - $1249	**	**	**	**	1.6 c	0.2 c	2.4 c	5.9 c	1.8 c	2.4 c
$1250 - $1499	**	**	**	**	**	**	**	**	4.7 c	**
$1500 - $1749	**	**	**	**	**	**	**	**	**	**
$1750+	**	**	**	**	**	**	**	**	**	**
Total	1.4 c	0.8 c	5.1 c	2.3 c	3.5 c	2.4 c	5.4 c	5.1 c	4.4 c	2.5 c
Vancouver CMA										
LT $750	1.4 c	1.6 c	3.2 c	2.2 c	3.2 c	**	**	**	2.6 c	2.0 c
$750 - $999	1.1 c	0.7 c	2.0 c	1.3 c	2.8 c	2.3 c	8.1 c	3.5 c	2.0 c	1.4 c
$1000 - $1249	0.7 c	0.4 c	1.0 c	0.5 c	1.7 c	0.9 c	1.7 c	2.8 c	1.2 c	0.7 c
$1250 - $1499	2.2 c	1.1 c	1.2 c	0.6 c	1.8 c	1.2 c	1.9 c	1.5 c	1.5 c	0.8 c
$1500 - $1749	**	**	2.7 c	0.8 c	1.6 c	0.3 c	2.9 c	0.0 a	2.0 c	0.5 c
$1750+	**	**	1.8 c	0.1 c	1.4 c	0.6 c	3.0 c	1.5 c	1.6 c	0.6 c
Total	1.1 b	0.8 b	1.6 b	0.9 b	1.9 b	1.1 b	2.7 b	1.7 b	1.7 b	1.0 b

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	0.0	0.0	**	**	0.0	0.0
West End/Downtown (Zones 1-3)	-	-	**	**	0.0	0.0	**	**	0.0	0.0
South Granville/Oak	**	**	**	**	0.0	0.0	-	-	0.0	0.0
Kitsilano/Point Grey	-	-	**	**	**	**	**	**	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	8.0	0.0
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	0.0	0.0	**	**	**	**
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	0.0	0.0	0.0	0.0	1.7	0.0	0.6	0.0
University Endowment Lands	0.0	0.0	-	-	0.0	0.0	-	-	0.0	0.0
Central Park/Metrotown	-	-	-	-	-	-	-	-	-	-
Southeast Burnaby	-	-	-	-	**	**	**	**	**	**
North Burnaby	-	-	-	-	**	**	1.4	2.9	1.6	2.8
Burnaby (Zones 12-14)	-	-	-	-	4.1	2.0	1.4	2.8	1.9	2.7
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	0.0	2.2
North Vancouver DM	**	**	**	**	**	1.9	1.1	1.7	0.8	1.7
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	2.3	2.7	6.0	0.8	4.5	1.7
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	0.0	0.0	1.3	1.7	1.4	1.5
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	13.0	1.8	1.5	1.0	4.0	1.2
Tri-Cities	-	-	**	**	7.8	**	1.2	0.0	2.7	0.0
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**0.0**	**0.0**	**1.3**	**1.2**	**2.8**	**1.2**	**2.2**	**1.1**	**2.3**	**1.1**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
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- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	2,762	2,865	**	**	2,721	2,821
West End/Downtown (Zones 1-3)	-	-	**	**	2,762	2,865	**	**	2,721	2,821
South Granville/Oak	**	**	**	**	1,768	1,885	-	-	1,722	1,836
Kitsilano/Point Grey	-	-	**	**	**	**	**	**	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	2,293	1,857
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	1,251	1,256	**	**	1,414	1,436
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	968	995	1,741	1,812	1,742	1,668	1,629	1,639
University Endowment Lands	1,129	1,184	-	-	1,999	2,068	-	-	1,695	1,759
Central Park/Metrotown	-	-	-	-	-	-	-	-	-	-
Southeast Burnaby	-	-	-	-	**	**	**	**	**	**
North Burnaby	-	-	-	-	**	**	1,465	1,505	1,468	1,506
Burnaby (Zones 12-14)	-	-	-	-	**	**	1,465	1,505	1,452	1,489
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	1,762	1,744
North Vancouver DM	**	**	**	**	1,530	1,512	2,024	2,015	1,882	1,867
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	1,355	1,399	1,600	1,571	1,500	1,501
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	995	991	1,257	1,285	1,229	1,258
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	983	1,062	1,160	1,221	1,120	1,185
Tri-Cities	-	-	**	**	1,253	1,213	1,474	1,425	1,422	1,374
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**1,124**	**1,182**	**945**	**958**	**1,459**	**1,488**	**1,530**	**1,518**	**1,489**	**1,490**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
West End/Stanley Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
English Bay	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Downtown	0	0	1	1	32	32	2	2	35	35
West End/Downtown (Zones 1-3)	0	0	1	1	32	32	2	2	35	35
South Granville/Oak	7	7	2	2	31	31	0	0	40	40
Kitsilano/Point Grey	0	0	2	2	14	14	1	1	17	17
Westside/Kerrisdale	0	0	0	0	7	7	18	18	25	25
Marpole	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Mount Pleasant/Renfrew Heights	0	0	25	25	33	33	8	8	66	66
East Hastings	2	2	16	17	32	31	76	76	126	126
Southeast Vancouver	0	0	1	1	8	8	10	10	19	19
City of Vancouver (Zones 1-10)	9	9	47	48	157	156	115	115	328	328
University Endowment Lands	44	44	0	0	82	82	0	0	126	126
Central Park/Metrotown	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Southeast Burnaby	0	0	0	0	5	5	2	2	7	7
North Burnaby	0	0	0	0	44	44	210	210	254	254
Burnaby (Zones 12-14)	0	0	0	0	49	49	212	212	261	261
New Westminster	0	0	1	1	23	23	26	26	50	50
North Vancouver City	0	0	0	0	22	22	23	23	45	45
North Vancouver DM	3	3	18	18	109	109	294	294	424	424
West Vancouver	3	3	3	3	2	2	4	4	12	12
Richmond	0	0	8	8	261	264	397	395	666	667
Delta	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Surrey	0	0	6	6	35	32	312	302	353	340
White Rock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Langley City and Langley DM	0	0	0	0	58	57	195	195	253	252
Tri-Cities	0	0	3	3	115	115	405	405	523	523
Maple Ridge/Pitt Meadows	0	0	0	0	4	4	74	74	78	78
Vancouver CMA	**59**	**59**	**86**	**87**	**917**	**915**	**2,057**	**2,045**	**3,119**	**3,106**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	0.0	3.1	**	**	0.0	2.9
West End/Downtown (Zones 1-3)	-	-	**	**	0.0	3.1	**	**	0.0	2.9
South Granville/Oak	**	**	**	**	9.7	3.2	-	-	7.5	2.5
Kitsilano/Point Grey	-	-	**	**	**	**	**	**	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	12.0	0.0
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	0.0	0.0	**	**	0.8	**
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	0.0	0.0	2.5	1.3	2.6	0.0	2.1	0.6
University Endowment Lands	2.3	0.0	-	-	1.2	0.0	-	-	1.6	0.0
Central Park/Metrotown	-	-	-	-	-	-	-	-	-	-
Southeast Burnaby	-	-	-	-	**	**	**	**	**	**
North Burnaby	-	-	-	-	**	**	1.9	3.8	2.0	3.9
Burnaby (Zones 12-14)	-	-	-	-	4.1	4.1	1.9	3.8	2.3	3.8
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	0.0	2.2
North Vancouver DM	**	**	**	**	**	2.9	2.9	2.4	2.7	2.4
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	2.3	2.7	6.8	1.0	5.0	1.8
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	0.0	0.0	1.3	1.7	1.4	1.5
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	13.0	1.8	3.1	1.5	5.2	1.6
Tri-Cities	-	-	**	**	9.6	1.8	3.0	0.7	4.4	1.0
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**1.7**	**0.0**	**1.3**	**1.2**	**3.9**	**1.9**	**3.4**	**1.5**	**3.4**	**1.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	0.2	4.1	**	**	0.5	4.2
West End/Downtown (Zones 1-3)	-	-	**	**	0.2	4.1	**	**	0.5	4.2
South Granville/Oak	**	**	**	**	4.1	6.6	-	-	2.8	7.5
Kitsilano/Point Grey	-	-	-	-	-	-	-	-	-	-
Westside/Kerrisdale	-	-	-	-	**	**	**	**	-13.3	-16.1
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	**	1.3	**	**	**	1.6
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	2.3	**	++	4.2	0.5	1.0	0.9	2.0
University Endowment Lands	-1.6	4.9	-	-	-2.0	3.6	-	-	-1.9	3.8
Central Park/Metrotown	-	-	-	-	-	-	-	-	-	-
Southeast Burnaby	-	-	-	-	**	**	**	**	**	**
North Burnaby	-	-	-	-	**	**	-2.3	3.3	-2.3	2.6
Burnaby (Zones 12-14)	-	-	-	-	**	**	-2.3	3.3	-2.3	2.5
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	1.6	-1.3
North Vancouver DM	**	**	**	**	**	++	**	++	**	++
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	0.9	1.7	3.0	-1.2	2.0	-0.4
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	0.9	1.1	1.4	2.1	1.2	2.4
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	5.5	8.2	5.0	6.2	4.9	6.2
Tri-Cities	-	-	**	**	-2.0	-3.0	2.3	-4.1	1.2	-3.8
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**0.3**	**3.5**	**2.4**	**	**1.9**	**1.4**	**3.2**	++	**2.4**	**0.6**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
West End/Stanley Park	1.1	0.1	0.7	0.5	1.3	0.6	0.0	2.4	0.8	0.5
English Bay	0.3	0.2	0.8	0.2	0.6	0.3	0.0	0.0	0.7	0.2
Downtown	0.9	0.6	1.1	0.3	0.9	0.2	2.1	0.0	1.0	0.3
West End/Downtown (Zones 1-3)	0.8	0.4	0.9	0.3	0.9	0.3	0.9	1.0	0.9	0.3
South Granville/Oak	1.5	0.9	1.1	0.6	0.7	0.5	**	0.0	1.1	0.6
Kitsilano/Point Grey	0.6	0.4	0.7	0.3	1.0	0.3	0.0	**	0.8	0.3
Westside/Kerrisdale	0.0	0.0	1.2	1.4	1.0	0.4	1.7	1.0	1.1	1.0
Marpole	0.9	1.2	2.5	0.5	3.0	1.0	0.0	0.0	2.4	0.7
Mount Pleasant/Renfrew Heights	0.4	0.1	0.4	0.6	0.7	0.4	0.0	0.0	0.4	0.5
East Hastings	1.4	1.5	1.5	0.7	0.9	0.1	0.7	0.0	1.4	0.8
Southeast Vancouver	1.0	1.0	2.2	1.7	0.5	0.4	0.0	0.0	1.5	1.2
City of Vancouver (Zones 1-10)	0.9	0.8	1.1	0.5	1.0	0.4	0.8	0.7	1.0	0.5
University Endowment Lands	0.0	0.0	0.4	0.1	0.6	0.4	0.0	**	0.4	0.2
Central Park/Metrotown	1.4	0.7	1.7	0.8	1.5	1.1	0.0	0.0	1.6	0.9
Southeast Burnaby	2.9	1.6	2.9	2.5	1.1	1.1	1.7	2.8	2.3	2.1
North Burnaby	2.3	0.4	2.6	1.6	1.7	1.3	4.0	2.5	2.5	1.5
Burnaby (Zones 12-14)	2.0	0.7	2.1	1.3	1.5	1.2	3.1	2.3	2.0	1.1
New Westminster	1.3	1.8	2.4	1.4	2.3	1.4	1.3	0.0	2.2	1.4
North Vancouver City	0.4	0.2	1.2	0.6	0.7	0.4	0.0	1.6	0.9	0.5
North Vancouver DM	0.0	0.0	0.0	0.3	2.2	1.0	1.7	1.2	1.2	0.7
West Vancouver	1.3	2.8	0.4	0.4	1.2	0.7	1.0	**	0.8	0.7
Richmond	2.3	0.0	2.9	3.3	2.6	0.8	4.8	0.6	3.0	1.6
Delta	7.5	4.2	2.1	5.1	2.7	2.0	2.8	**	2.6	3.6
Surrey	1.4	0.8	5.2	2.3	3.4	2.4	3.6	3.6	4.2	2.4
White Rock	2.5	4.1	4.4	1.4	2.8	1.2	0.0	**	3.9	1.5
Langley City and Langley DM	4.5	5.9	2.1	2.5	2.7	2.4	1.2	0.8	2.3	2.4
Tri-Cities	3.1	1.2	2.7	1.3	4.0	2.0	2.5	0.6	3.2	1.5
Maple Ridge/Pitt Meadows	14.3	0.0	3.3	2.4	4.9	3.3	0.8	1.6	3.7	2.6
Vancouver CMA	**1.1**	**0.8**	**1.6**	**0.9**	**1.9**	**1.1**	**2.4**	**1.4**	**1.7**	**1.0**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
West End/Stanley Park	938	951	1,188	1,201	1,863	1,956	3,004	3,035	1,239	1,261
English Bay	951	972	1,172	1,222	1,715	1,812	2,452	2,484	1,202	1,253
Downtown	996	1,039	1,222	1,268	1,837	1,857	2,594	2,504	1,251	1,291
West End/Downtown (Zones 1-3)	975	1,007	1,198	1,239	1,807	1,863	2,689	2,722	1,233	1,273
South Granville/Oak	911	920	1,140	1,157	1,613	1,647	2,005	2,076	1,196	1,223
Kitsilano/Point Grey	907	935	1,140	1,182	1,620	1,680	2,321	2,564	1,205	1,257
Westside/Kerrisdale	857	851	1,124	1,137	1,730	1,631	2,511	2,216	1,343	1,295
Marpole	748	748	850	867	1,122	1,150	1,196	1,289	889	909
Mount Pleasant/Renfrew Heights	879	889	948	987	1,273	1,328	1,465	1,614	998	1,035
East Hastings	816	870	893	924	1,182	1,217	1,476	1,462	938	970
Southeast Vancouver	862	877	955	988	1,284	1,321	1,325	1,268	1,063	1,089
City of Vancouver (Zones 1-10)	917	942	1,090	1,124	1,544	1,575	1,921	1,916	1,147	1,178
University Endowment Lands	1,088	1,208	1,347	1,452	1,908	1,941	2,279	2,212	1,640	1,644
Central Park/Metrotown	821	841	915	937	1,180	1,221	1,465	1,535	981	1,013
Southeast Burnaby	668	684	811	834	1,002	1,016	1,218	1,101	877	889
North Burnaby	752	761	924	988	1,204	1,245	1,420	1,484	1,037	1,091
Burnaby (Zones 12-14)	768	781	900	935	1,154	1,191	1,385	1,415	981	1,017
New Westminster	684	709	818	836	1,089	1,156	1,297	1,366	885	922
North Vancouver City	848	876	1,005	1,024	1,255	1,286	1,598	1,607	1,073	1,098
North Vancouver DM	905	924	1,068	1,075	1,418	1,450	1,890	1,875	1,401	1,400
West Vancouver	972	979	1,280	1,369	1,993	2,028	2,694	3,648	1,508	1,606
Richmond	796	808	953	994	1,208	1,231	1,546	1,502	1,143	1,158
Delta	641	662	797	811	1,009	1,030	1,167	1,173	892	907
Surrey	632	713	751	760	922	926	1,158	1,167	867	879
White Rock	735	735	837	839	1,035	1,054	1,382	**	884	890
Langley City and Langley DM	638	640	792	771	972	949	1,147	1,199	896	882
Tri-Cities	702	712	807	823	1,010	1,040	1,374	1,353	943	958
Maple Ridge/Pitt Meadows	636	641	708	708	888	887	1,257	1,245	818	816
Vancouver CMA	**878**	**903**	**1,005**	**1,038**	**1,287**	**1,317**	**1,514**	**1,530**	**1,078**	**1,110**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
West End/Stanley Park	716	717	2,645	2,620	477	479	39	40	3,877	3,856
English Bay	873	899	5,146	5,181	686	687	27	27	6,732	6,794
Downtown	2,170	2,172	6,771	6,742	1,179	1,174	43	32	10,163	10,120
West End/Downtown (Zones 1-3)	3,759	3,788	14,562	14,543	2,342	2,340	109	99	20,772	20,770
South Granville/Oak	1,301	1,326	4,825	4,883	1,428	1,478	56	57	7,610	7,744
Kitsilano/Point Grey	861	866	4,931	4,950	1,294	1,312	47	47	7,133	7,175
Westside/Kerrisdale	204	203	1,718	1,710	936	928	116	115	2,974	2,956
Marpole	374	360	2,900	2,859	716	717	22	22	4,012	3,958
Mount Pleasant/Renfrew Heights	953	957	4,332	4,337	969	959	89	90	6,343	6,343
East Hastings	829	860	3,295	3,320	775	790	147	145	5,046	5,115
Southeast Vancouver	218	231	1,132	1,177	632	637	67	70	2,049	2,115
City of Vancouver (Zones 1-10)	8,499	8,591	37,695	37,779	9,092	9,161	653	645	55,939	56,176
University Endowment Lands	56	115	485	675	527	557	55	58	1,123	1,405
Central Park/Metrotown	373	359	4,301	4,155	1,634	1,586	56	58	6,364	6,158
Southeast Burnaby	144	144	1,361	1,361	705	678	144	146	2,354	2,329
North Burnaby	290	287	2,305	2,283	1,165	1,158	407	403	4,167	4,131
Burnaby (Zones 12-14)	807	790	7,967	7,799	3,504	3,422	607	607	12,885	12,818
New Westminster	774	765	5,022	5,030	2,034	2,057	152	157	7,982	8,009
North Vancouver City	491	499	3,542	3,560	1,739	1,794	55	56	5,827	5,909
North Vancouver DM	183	183	376	376	424	424	410	409	1,393	1,392
West Vancouver	235	235	1,318	1,318	690	689	98	98	2,341	2,340
Richmond	219	243	1,174	1,239	1,401	1,453	546	544	3,340	3,479
Delta	67	71	806	860	731	757	36	36	1,640	1,724
Surrey	85	129	2,652	2,553	2,483	2,485	697	666	5,917	5,833
White Rock	76	78	934	935	374	373	9	9	1,393	1,395
Langley City and Langley DM	87	85	1,015	1,021	987	990	247	247	2,336	2,343
Tri-Cities	192	190	2,467	2,504	1,792	1,821	605	570	5,056	5,085
Maple Ridge/Pitt Meadows	14	14	802	806	549	560	129	129	1,494	1,509
Vancouver CMA	**11,785**	**11,988**	**66,255**	**66,455**	**26,327**	**26,543**	**4,299**	**4,231**	**108,666**	**109,217**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
West End/Stanley Park	2.0	0.6	1.4	1.0	2.3	1.3	**	2.4	1.7	0.9
English Bay	1.0	0.8	1.7	0.7	1.6	0.9	7.4	0.0	1.6	0.7
Downtown	1.7	1.6	2.2	1.0	1.9	1.4	2.1	0.0	2.1	1.2
West End/Downtown (Zones 1-3)	1.6	1.2	1.9	0.9	1.9	1.2	4.6	1.0	1.9	1.0
South Granville/Oak	2.6	1.3	1.6	1.2	1.5	0.9	**	0.0	1.8	1.1
Kitsilano/Point Grey	1.6	1.5	1.3	0.7	2.3	0.3	0.0	**	1.5	0.8
Westside/Kerrisdale	0.5	0.0	1.8	1.7	1.6	0.9	1.7	1.0	1.7	1.3
Marpole	0.9	2.2	2.8	1.4	3.7	2.9	0.0	0.0	2.8	1.7
Mount Pleasant/Renfrew Heights	0.5	0.3	1.2	0.9	1.5	1.1	0.0	0.0	1.1	0.8
East Hastings	1.9	1.8	2.1	1.1	2.1	0.3	1.4	0.0	2.0	1.1
Southeast Vancouver	2.4	1.0	3.5	2.4	2.0	0.5	0.0	0.0	2.8	1.6
City of Vancouver (Zones 1-10)	1.6	1.2	1.8	1.0	2.0	1.0	1.6	0.7	1.8	1.0
University Endowment Lands	1.8	0.0	0.8	0.7	1.3	0.6	1.8	**	1.2	0.5
Central Park/Metrotown	1.9	1.5	2.7	1.6	2.3	1.4	**	0.0	2.6	1.5
Southeast Burnaby	2.9	1.6	4.0	2.9	1.7	1.3	2.4	2.8	3.2	2.3
North Burnaby	2.3	0.4	3.3	1.8	3.0	2.0	4.8	3.0	3.3	1.9
Burnaby (Zones 12-14)	2.2	1.1	3.1	1.9	2.4	1.6	4.0	2.6	2.9	1.8
New Westminster	1.6	2.2	3.3	1.9	3.1	1.6	1.3	0.6	3.0	1.8
North Vancouver City	1.2	1.7	1.9	1.0	1.2	0.6	0.0	1.6	1.6	1.0
North Vancouver DM	1.6	0.0	1.4	0.5	3.3	1.9	3.5	1.7	2.6	1.2
West Vancouver	2.6	4.1	0.9	1.0	1.8	1.6	2.0	2.9	1.4	1.5
Richmond	3.7	0.4	3.3	3.5	3.6	1.4	5.3	0.9	3.8	2.0
Delta	7.5	7.0	2.1	6.6	2.7	3.7	2.8	**	2.6	5.2
Surrey	1.4	3.2	5.4	3.2	3.6	3.0	3.6	3.9	4.4	3.2
White Rock	2.5	5.5	4.8	2.0	3.0	1.2	0.0	**	4.2	2.0
Langley City and Langley DM	5.5	8.3	3.4	3.9	3.5	3.9	2.4	1.2	3.4	3.8
Tri-Cities	4.7	1.8	4.0	2.8	5.6	3.8	3.6	1.1	4.5	2.9
Maple Ridge/Pitt Meadows	14.3	0.0	4.5	2.8	5.4	3.5	3.9	1.6	4.9	2.9
Vancouver CMA	**1.8**	**1.4**	**2.4**	**1.5**	**2.7**	**1.8**	**3.3**	**1.8**	**2.5**	**1.6**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
West End/Stanley Park	3.2 c	1.5 a	3.1 c	1.8 b	**	2.4 c	++	**	3.1 c	1.8 b
English Bay	3.7 c	2.1 d	2.3 b	4.0 c	++	5.8 d	1.5 a	-0.1 a	1.8 b	3.9 a
Downtown	2.4 b	4.2 d	2.2 b	3.7 c	3.3 b	2.8 c	4.0 b	**	2.1 a	3.5 a
West End/Downtown (Zones 1-3)	3.0 c	3.1 c	2.4 b	3.4 c	2.2 b	3.7 c	2.4 b	**	2.2 b	3.3 a
South Granville/Oak	1.8 c	1.7 c	3.5 b	1.1 a	2.6 b	1.2 c	++	++	3.0 b	1.2 a
Kitsilano/Point Grey	3.5 c	1.2 d	2.1 a	2.8 c	**	2.9 c	++	++	2.4 c	2.4 c
Westside/Kerrisdale	3.3 c	++	0.6 b	3.3 d	0.8 d	-1.0 d	++	++	++	1.2 a
Marpole	3.7 c	++	1.6 c	1.8 c	++	2.7 c	++	++	1.5 a	1.7 a
Mount Pleasant/Renfrew Heights	4.1 d	1.2 d	3.7 d	4.0 d	3.0 c	1.9 a	++	**	3.5 d	3.9 c
East Hastings	++	2.8 d	**	3.3 d	++	3.3 d	2.3 c	2.3 c	1.3 d	3.8 d
Southeast Vancouver	3.1 b	1.5 a	2.0 a	1.3 a	1.3 a	2.2 c	7.6 b	-3.5 a	1.7 b	1.6 b
City of Vancouver (Zones 1-10)	2.8 c	2.0 c	2.4 b	2.9 c	1.9 a	2.6 c	2.2 b	++	2.2 b	2.7 c
University Endowment Lands	++	**	2.6 c	++	2.2 c	1.6 c	3.5 a	++	2.3 a	1.4 a
Central Park/Metrotown	2.2 c	1.7 c	1.3 a	1.9 c	2.6 c	3.1 c	**	**	1.6 a	2.4 c
Southeast Burnaby	++	3.0 d	3.3 b	2.1 d	2.5 b	0.8 d	2.0 b	-7.1 b	2.7 a	1.0 a
North Burnaby	1.2 a	3.5 d	1.5 a	5.7 b	2.4 c	2.4 c	1.6 b	3.7 c	1.7 a	5.3 b
Burnaby (Zones 12-14)	1.4 a	2.6 c	1.7 a	3.1 c	2.5 b	2.4 c	-1.9 a	**	1.8 a	3.1 c
New Westminster	++	3.3 d	2.5 b	2.8 c	1.8 a	5.1 d	3.4 c	1.7 a	1.9 a	3.6 c
North Vancouver City	2.5 c	2.6 c	4.2 b	1.5 a	3.2 c	**	++	++	3.4 b	1.7 a
North Vancouver DM	5.1 a	1.8 c	3.7 a	2.0 a	5.9 c	1.9 b	9.4 c	1.1 a	5.5 c	1.9 a
West Vancouver	++	**	++	8.2 d	++	5.4 d	++	**	++	7.1 d
Richmond	2.4 c	1.1 a	0.8 a	2.0 b	++	2.0 b	1.3 a	-2.6 a	0.7 a	1.2 a
Delta	5.3 a	2.0 c	1.7 a	2.4 c	1.4 a	1.7 a	3.2 a	**	1.9 a	1.9 a
Surrey	0.6 a	**	3.6 c	1.0 a	3.6 c	1.1 a	4.9 c	++	4.0 c	0.9 a
White Rock	1.4 a	++	++	1.1 a	++	1.8 a	-8.2 a	**	++	++
Langley City and Langley DM	1.0 a	0.3 a	5.9 d	++	5.4 d	++	4.3 b	3.2 c	5.6 d	++
Tri-Cities	3.8 c	1.6 c	1.3 a	1.6 c	1.0 a	0.8 a	2.0 a	-2.3 b	1.3 a	0.8 a
Maple Ridge/Pitt Meadows	++	0.2 a	-1.0 a	0.8 a	-1.3 a	1.3 a	3.2 a	++	-1.0 a	0.5 a
Vancouver CMA	**2.4 c**	**2.3 c**	**2.4 b**	**2.6 c**	**2.1 b**	**2.4 c**	**2.3 b**	**2.3 c**	**2.2 b**	**2.5 c**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Abbotsford	3.7	2.7	3.1	2.9	2.8	2.9	6.2	**	3.0	2.9
Zone 2 - Mission	6.7	0.0	5.1	5.8	4.7	4.2	-	-	5.0	4.8
Abbotsford-Mission CMA	**4.1**	**2.4**	**3.3**	**3.2**	**3.0**	**3.0**	**6.2**	**	**3.2**	**3.1**

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- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Abbotsford	580	586	682	690	830	844	953	958	754	766
Zone 2 - Mission	532	541	620	630	725	740	-	-	667	679
Abbotsford-Mission CMA	**575**	**581**	**676**	**684**	**820**	**835**	**953**	**958**	**746**	**758**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Abbotsford	108	114	1,568	1,586	1,656	1,705	35	33	3,367	3,438
Zone 2 - Mission	15	15	160	155	168	165	0	0	343	335
Abbotsford-Mission CMA	**123**	**129**	**1,728**	**1,741**	**1,824**	**1,870**	**35**	**33**	**3,710**	**3,773**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Abbotsford	7.4	4.4	3.7	4.6	3.4	3.9	6.2	10.3	3.7	4.3
Zone 2 - Mission	6.7	0.0	6.3	9.0	5.3	6.1	-	-	5.8	7.2
Abbotsford-Mission CMA	**7.3**	**3.9**	**4.0**	**5.0**	**3.6**	**4.1**	**6.2**	**10.3**	**3.9**	**4.6**

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Abbotsford	7.5	0.8	2.5	0.9	1.7	1.0	++	++	1.8	0.9
Zone 2 - Mission	-0.7	2.1	0.5	0.4	++	2.3	-	-	++	1.2
Abbotsford-Mission CMA	**7.0**	**0.9**	**2.3**	**0.8**	**1.5**	**1.1**	**++**	**++**	**1.6**	**0.9**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Abbotsford-Mission CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	4.0	2.8	2.1	4.1	4.2	1.1	**	8.3	3.1	3.1
1975 - 1989	3.8	0.0	4.1	2.7	3.5	3.6	0.0	0.0	3.8	3.1
1990+	6.3	4.3	2.1	2.4	1.7	3.0	**	**	1.9	2.8
Total	4.1	2.4	3.3	3.2	3.0	3.0	6.2	**	3.2	3.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
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- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Abbotsford-Mission CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	586	582	671	668	789	797	**	1,033	704	704
1975 - 1989	575	575	676	691	787	806	923	898	732	750
1990+	533	594	693	703	882	893	**	**	819	829
Total	575	581	676	684	820	835	953	958	746	758

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Abbotsford-Mission CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA										
3 to 5 Units	-	-	0.0	0.0	11.1	0.0	**	**	**	0.0
6 to 19 Units	10.3	10.9	8.3	5.4	2.5	3.6	**	**	5.3	4.5
20 to 49 Units	1.6	0.0	4.0	3.5	4.4	2.4	0.0	**	4.1	2.9
50 to 99 Units	6.0	3.6	2.4	3.0	2.2	3.3	9.5	4.5	2.5	3.2
100 to 199 Units	-	-	**	**	**	**	-	-	**	**
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	4.1	2.4	3.3	3.2	3.0	3.0	6.2	**	3.2	3.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
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- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Abbotsford-Mission CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA										
3 to 5 Units	-	-	**	**	764	**	**	**	742	**
6 to 19 Units	493	482	604	628	767	749	**	**	691	700
20 to 49 Units	580	580	675	678	798	814	831	**	728	736
50 to 99 Units	588	602	680	695	842	862	989	1,003	764	781
100 to 199 Units	-	-	**	**	**	**	-	-	**	**
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	575	581	676	684	820	835	953	958	746	758

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Abbotsford-Mission CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Abbotsford	**	0.0	4.8	3.5	3.6	3.0	2.6	3.0	**	**	-	-
Zone 2 - Mission	-	-	7.1	8.9	7.0	2.5	**	**	-	-	-	-
Abbotsford-Mission CMA	**	0.0	5.3	4.5	4.1	2.9	2.5	3.2	**	**	-	-

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Abbotsford-Mission CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA										
LT $600	4.1 a	3.7 a	**	0.8 a	**	**	**	**	5.5 a	1.7 a
$600 - $674	4.5 a	0.0 a	3.9 a	3.3 a	6.0 d	**	**	**	4.1 a	3.0 b
$675 - $749	**	**	1.7 a	2.6 a	3.3 a	2.3 a	**	**	2.4 a	2.6 a
$750 - $824	**	**	2.5 a	5.8 a	3.5 b	2.8 a	**	**	3.1 a	4.0 a
$825 - $899	**	**	8.1 a	**	2.1 a	1.8 a	**	**	3.0 a	1.6 a
$900+	**	**	**	**	3.1 a	4.5 a	10.5 a	11.9 a	3.4 a	4.5 a
Total	4.1 a	2.4 a	3.3 a	3.2 a	3.0 a	3.0 a	6.2 a	**	3.2 a	3.1 a

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
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- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Abbotsford	-	-	**	**	**	**	3.6 a	**	2.7 a	1.1 a
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	-	-	**	**	**	**	0.9 a	1.0 a	1.9 a	0.8 a

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
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- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Abbotsford	-	-	**	**	**	**	1,036	**	830	816
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	**-**	**-**	****	****	****	****	**1,184**	**1,218**	**950**	**948**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Abbotsford	0	0	44	44	115	115	28	28	187	187
Zone 2 - Mission	0	0	0	0	0	0	82	82	82	82
Abbotsford-Mission CMA	**0**	**0**	**44**	**44**	**115**	**115**	**110**	**110**	**269**	**269**

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Abbotsford	-	-	**	**	**	**	3.6	**	4.8	1.1
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	-	-	**	**	**	**	0.9	1.0	3.3	0.8

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Abbotsford	-	-	**	**	**	**	**	**	**	-1.5
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	-	-	**	**	**	**	1.0	1.9	1.5	-0.4

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Abbotsford	3.7	2.7	3.1	2.9	2.8	2.7	5.0	5.9	3.0	2.9
Zone 2 - Mission	6.7	0.0	5.1	5.8	4.7	4.2	**	**	4.0	3.8
Abbotsford-Mission CMA	**4.1**	**2.4**	**3.3**	**3.2**	**2.9**	**2.8**	**2.1**	**2.4**	**3.1**	**3.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Abbotsford	580	586	683	691	829	842	992	1,009	758	768
Zone 2 - Mission	532	541	620	630	725	740	**	**	776	792
Abbotsford-Mission CMA	**575**	**581**	**678**	**685**	**821**	**834**	**1,137**	**1,163**	**760**	**771**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Abbotsford	108	114	1,612	1,630	1,771	1,820	63	61	3,554	3,625
Zone 2 - Mission	15	15	160	155	168	165	82	82	425	417
Abbotsford-Mission CMA	**123**	**129**	**1,772**	**1,785**	**1,939**	**1,985**	**145**	**143**	**3,979**	**4,042**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Abbotsford	7.4 a	4.4 a	3.9 a	4.5 a	3.5 a	3.7 a	5.0 c	**	3.8 a	4.1 a
Zone 2 - Mission	6.7 a	0.0 a	6.3 a	9.0 a	5.3 a	6.1 a	**	**	4.7 a	5.8 a
Abbotsford-Mission CMA	**7.3 a**	**3.9 a**	**4.1 a**	**4.9 a**	**3.6 a**	**3.9 a**	**2.1 b**	**3.1 c**	**3.9 a**	**4.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Abbotsford	7.5	0.8	2.5	0.7	1.7	0.9	++	++	1.8	0.8
Zone 2 - Mission	-0.7	2.1	0.5	0.4	++	2.3	**	**	++	1.4
Abbotsford-Mission CMA	**7.0**	**0.9**	**2.3**	**0.7**	**1.6**	**1.0**	**++**	**++**	**1.6**	**0.9**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Vancouver CMA - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Burrard Peninsula	**	0.2	0.9	0.3
Vancouver Westside	0.4	1.5	1.2	0.6
Vancouver Eastside	0.5	0.4	0.9	0.7
Vancouver East/Westside	0.5	1.0	1.1	0.6
Vancouver City	**	0.5	1.0	0.5
Suburban Vancouver	0.6	1.0	2.3	1.4
North Shore	0.9	0.8	0.9	0.5
Fraser Valley	0.3	0.4	3.6	2.6
Vancouver CMA	**1.1**	**0.7**	**1.7**	**1.0**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Vancouver CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Burrard Peninsula	**	1,007	1,365	1,239	2,214	1,849	**	2,721
Vancouver Westside	**	905	1,443	1,121	1,896	1,604	**	2,223
Vancouver Eastside	**	880	**	963	1,150	1,292	**	1,387
Vancouver East/Westside	**	894	1,396	1,063	1,663	1,504	**	1,846
Vancouver City	**	945	1,375	1,130	2,032	1,588	**	2,002
Suburban Vancouver	**	751	1,059	893	1,421	1,149	**	1,330
North Shore	**	913	**	1,116	1,584	1,488	**	2,259
Fraser Valley	**	688	1,088	775	1,200	950	**	1,091
Vancouver CMA	**	**902**	**1,198**	**1,038**	**1,668**	**1,311**	**	**1,542**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Vancouver CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Burrard Peninsula	**	**	1,493	1,365	2,260	2,214	**	**	1,930	2,009
Vancouver Westside	**	**	**	1,443	**	1,896	**	**	**	1,693
Vancouver Eastside	**	**	**	**	**	1,150	**	**	1,273	1,196
Vancouver East/Westside	**	**	1,218	1,396	1,542	1,663	**	**	1,426	1,545
Vancouver City	**	**	1,398	1,375	1,993	2,032	**	**	1,771	1,865
Suburban Vancouver	**	**	1,062	1,059	1,316	1,421	**	**	1,277	1,320
North Shore	**	**	1,036	**	1,410	1,584	**	**	1,188	1,298
Fraser Valley	**	**	1,047	1,088	1,200	1,200	**	**	1,179	1,151
Vancouver CMA	**	**	1,287	1,198	1,580	1,668	2,147	**	1,521	1,540

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Vancouver CMA - October 2014

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Vancouver City				
3 to 24 Units	1.1	2.4	1.3	0.7
25 to 49 Units	0.3	0.8	1.1	0.5
50 to 74 Units	0.3	0.3	0.6	0.4
75 to 99 Units	0.0	0.0	0.8	0.2
100+ Units	**	0.3	0.9	0.3
Total	**	0.5	1.0	0.5
Vancouver CMA				
3 to 24 Units	1.1	2.3	1.8	1.1
25 to 49 Units	0.5	0.9	1.4	1.0
50 to 74 Units	0.5	0.6	2.3	1.3
75 to 99 Units	0.5	1.2	1.6	0.8
100+ Units	1.3	0.4	1.1	0.5
Total	1.1	0.7	1.7	1.0

[1] Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Vancouver CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Burrard Peninsula	34,945	35,895	15,230	15,151	43.6	42.2	**	0.2
Vancouver Westside	21,415	22,877	4,767	4,998	22.3	21.8	0.4	1.5
Vancouver Eastside	16,769	16,968	4,212	3,895	25.1	23.0	0.5	0.4
Vancouver East/Westside	38,184	39,845	8,986	8,903	23.5	22.3	0.5	1.0
Vancouver City	73,129	75,740	24,239	24,213	33.1	32.0	**	0.5
Suburban Vancouver	72,571	76,794	16,457	16,099	22.7	21.0	0.6	1.0
North Shore	14,447	15,089	2,845	2,887	19.7	19.1	0.9	0.8
Fraser Valley	34,451	36,201	7,604	8,253	22.1	22.8	0.3	0.4
Vancouver CMA	**194,598**	**203,824**	**51,224**	**51,598**	**26.3**	**25.3**	**1.1**	**0.7**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Vancouver CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Vancouver City								
3 to 24 Units	6,502	6,687	1,252 a	1,217 a	19.3 a	18.2 a	1.1 a	2.4 a
25 to 49 Units	12,101	12,180	2,331 a	2,367 a	19.3 a	19.4 a	0.3 b	0.8 a
50 to 74 Units	7,547	7,822	1,743 a	1,774 a	23.1 a	22.7 a	0.3 b	0.3 b
75 to 99 Units	6,361	6,599	1,629 a	1,755 a	25.6 a	26.6 a	0.0 c	0.0 c
100+ Units	40,618	42,452	17,369 a	17,593 a	42.8 a	41.4 a	**	0.3 b
Total	73,129	75,740	24,239 a	24,213 a	33.1 a	32.0 a	**	0.5 a
Vancouver CMA								
3 to 24 Units	11,183	11,527	1,781 a	1,759 a	15.9 a	15.3 a	1.1 a	2.3 a
25 to 49 Units	28,823	29,528	4,618 a	4,731 a	16.0 a	16.0 a	0.5 a	0.9 a
50 to 74 Units	23,544	24,657	4,552 a	4,400 a	19.3 a	17.8 a	0.5 a	0.6 a
75 to 99 Units	18,259	19,130	3,927 a	4,042 a	21.5 a	21.1 a	0.5 a	1.2 a
100+ Units	112,789	118,982	36,552 a	37,862 a	32.4 a	31.8 a	1.3 a	0.4 a
Total	194,598	203,824	51,224 a	51,598 a	26.3 a	25.3 a	1.1 a	0.7 a

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Vancouver CMA - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Vancouver CMA										
Single Detached	**	**	**	**	1,270 b	1,291 b	1,744 b	1,940 b	1,522 b	1,599 b
Semi detached, Row and Duplex	**	**	**	801 b	1,183 c	1,281 b	1,338 b	1,372 b	1,267 b	1,255 b
Other-Primarily Accessory Suites	**	**	795 c	762 c	954 b	1,017 b	969 b	**	848 c	1,006 b
Total	**	**	879 c	846 c	1,085 b	1,131 b	1,564 b	1,699 b	1,230 b	1,312 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Vancouver CMA - October 2014

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-13	Oct-14
Vancouver CMA		
Single Detached	42,226 b	43,363 c
Semi detached, Row and Duplex	32,007 a	31,167 c
Other-Primarily Accessory Suites	**	37,093 b
Total	109,386	111,623

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type
Abbotsford-Mission CMA - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA										
Single Detached	**	**	**	**	824 d	1,010 d	1,335 b	1,351 b	1,212 b	1,246 b
Semi detached, Row and Duplex	**	**	650 d	**	748 d	**	**	971 b	**	973 c
Other-Primarily Accessory Suites	**	**	594 c	651 d	756 b	802 b	**	**	719 b	757 c
Total	**	**	609 b	665 c	774 b	890 b	1,311 a	1,268 b	1,013 a	1,035 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type
Abbotsford-Mission CMA - October 2014

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-13	Oct-14
Abbotsford-Mission CMA		
Single Detached	3,813 c	3,922 c
Semi detached, Row and Duplex	1,845 d	1,808 b
Other-Primarily Accessory Suites	2,689 a	2,686 b
Total	8,347	8,416

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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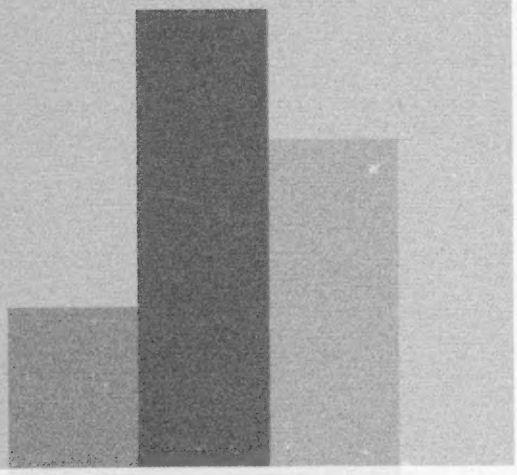

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